



FOR SALE

Offers in Excess of £300,000

73 Essex Road,
Southsea, PO4 8DQ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Situated on the highly requested, tree lined Essex Road, close to local amenities on Winter Road and Milton Park, this three bedroom, bay & forecourt property is being offered with no forward chain! An ideal opportunity for those looking to put their 'own stamp' on a family home. In our opinion, the property provides a spacious living room with a large bay window, a fitted kitchen, substantial secondary reception and a rear conservatory with access to a W.C. The first floor then provides three great sized double bedrooms, plus a fitted bathroom suite. Additionally the home has an enclosed south facing rear garden, plus there is a versatile loft space with two Velux windows. We highly advise an internal viewing to appreciate the potential on offer, so for further information or to request a time to view, please contact the Lawson Rose sales team today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

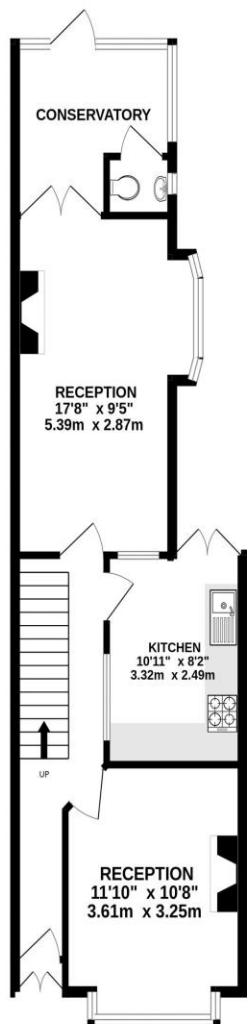


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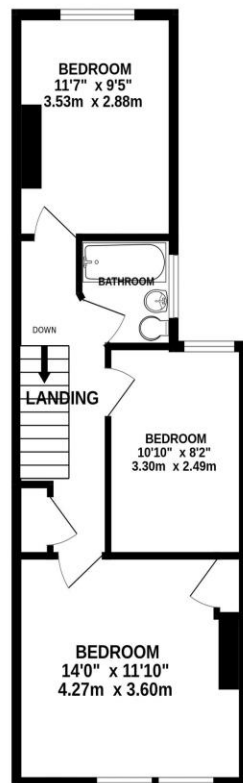




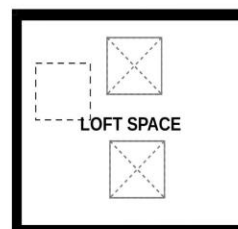
GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.