



FOR SALE

£330,000

91 Ringwood Road,
Southsea, PO4 9JJ.

Tenure: Freehold

ESTATE AGENTS


L A W S O N
R O S E

PROPERTY DESCRIPTION

This well presented, three bedroom, bay & forecourt property has accommodation set over three floors and could make for an ideal first time or family home. Situated on the popular Ringwood Road, close to local amenities and Bransbury Park, the property provides a modern fitted kitchen which opens into the open plan dining/ living room, the real heart of the home, this space has a large bay window and can be divided into two separate rooms. The first floor then provides a great sized four piece bathroom suite, plus two double bedrooms. A staircase rises to the final floor where the master bedroom can be found, complete with its own en-suite shower room.

Additionally the property is double glazed and gas centrally heated, plus outside is a low maintenance west facing rear garden to enjoy. We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to request a time to view, please contact the Lawson Rose sales office today.

Material Information:

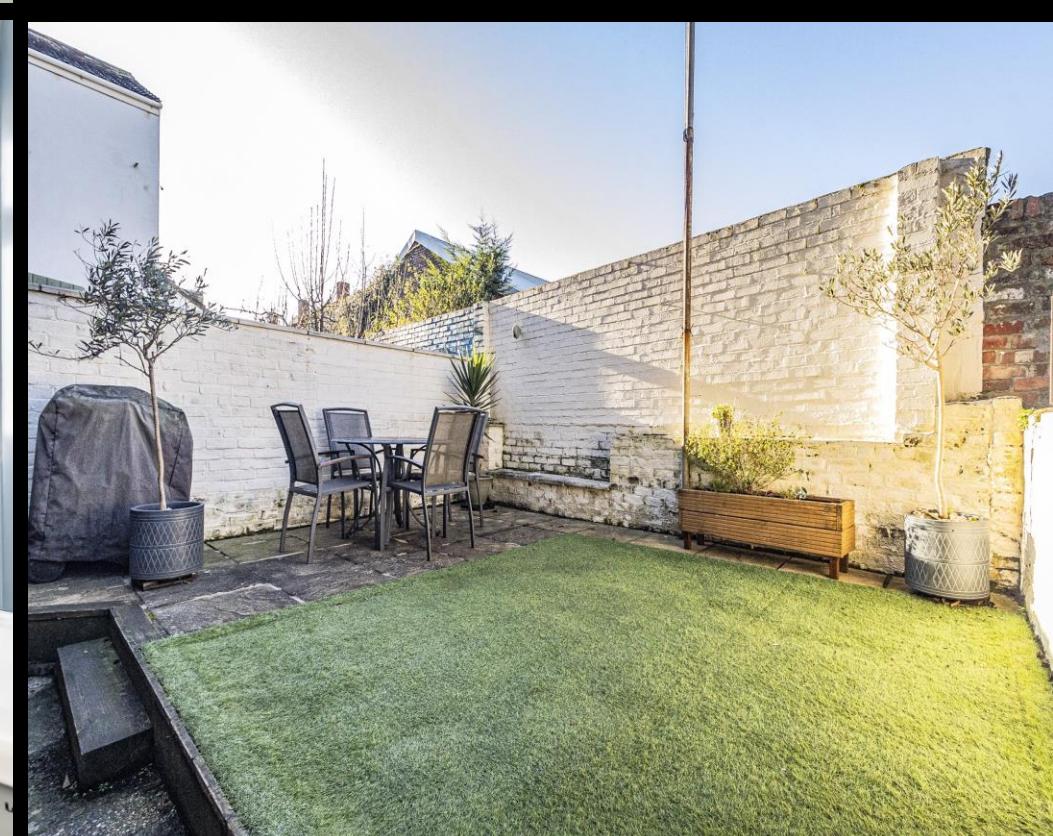
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 and Vodafone all have voice 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)



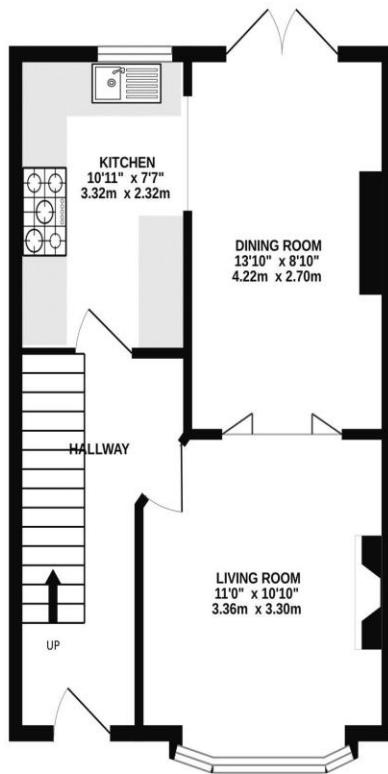
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

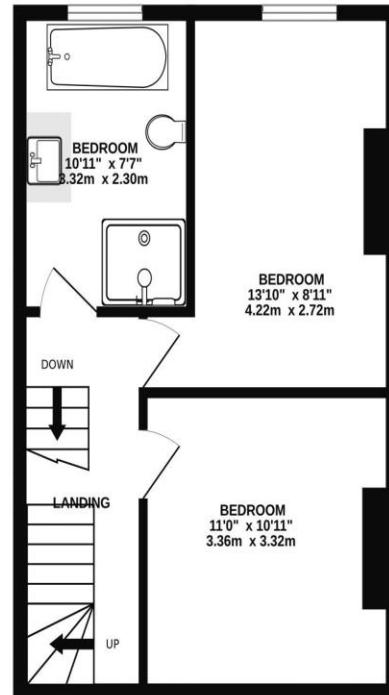




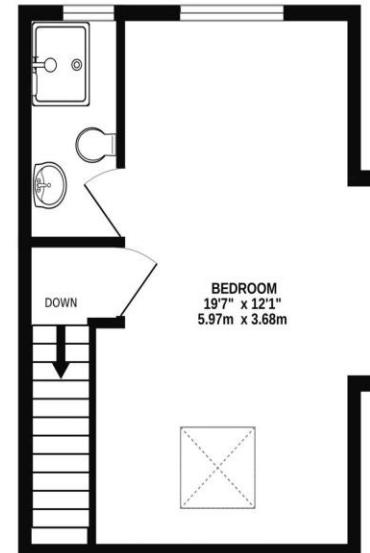
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.