

FOR SALE

Offers in Excess of £305,000

52 Wheatstone Road, Southsea, PO4 0HY.

Tenure: Freehold

LAWSON ROSE

PROPERTY DESCRIPTION

This three bedroom, bay & forecourt property in a popular pocket of PO4 could make for an ideal first time or family home. Upon entering, off the hallway is a spacious open plan living space with a large bay window and a stylish modern fitted kitchen/ breakfast room. Moving through the property there is a separate utility space and the convenance of a downstairs W.C. The first floor then provides the three bedrooms, plus a fitted bathroom suite. Additionally the home is double glazed and gas centrally heated, plus outside is a 28FT rear garden complete with rear pedestrian access. For further information or to request an internal viewing, 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 B
- Flood Risk Low Risk (Stated on the Gov.uk portal)

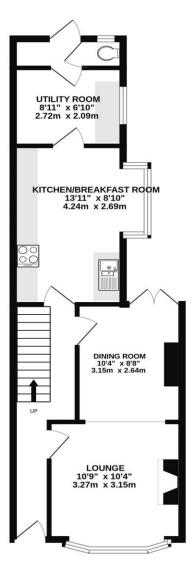


02392 367 779 - contactus@lawsonrose.com 131 Winter Road, Southsea, P04 8DS











1ST FLOOR

Score Energy rating Current Potential 92+ Α B 81-91 85 | B 69-80 С 67 | D D 55-68 E 39-54 F 21-38 G 1-20

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

While severy attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, wholew, mone and any other items are approximate and no responsibility is taken for any seror, 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 and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mercipsic 20205