



# FOR SALE

Offers in Excess of £305,000

52 Wheatstone Road,  
Southsea, PO4 0HY.

Tenure: Freehold

ESTATE  AGENTS

# 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 convenience 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, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> 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](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

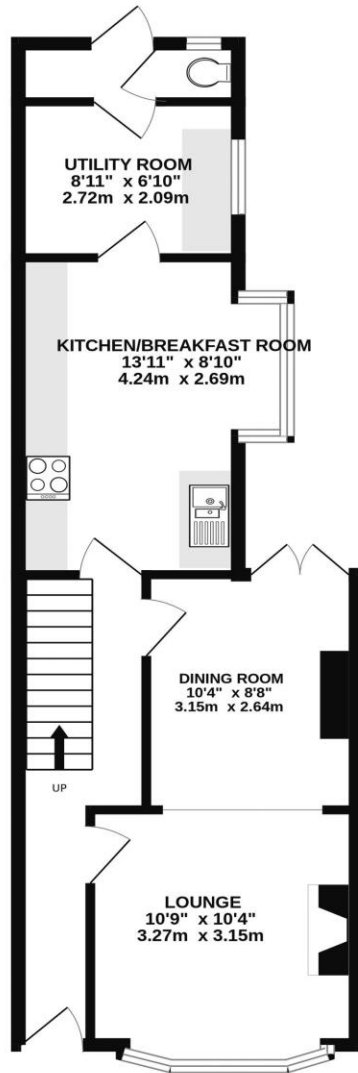




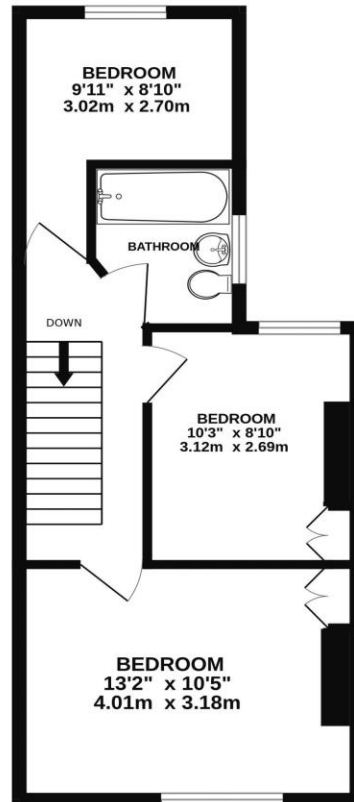




GROUND FLOOR



1ST FLOOR



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

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