



# FOR SALE

**£350,000**

206 Locksway Road,  
Southsea, PO4 8LF.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This unique four bedroom property could be perfect for those looking to put their 'own stamp' on a family home, benefiting from 50ft south facing rear garden and a 27FT integral garage! Situated on Locksway Road, the surprisingly spacious property provides a fitted kitchen, downstairs W.C and a great sized open plan living room, with sliding doors opening into the rear garden. There is handy lean to/ conservator with access to the brilliant sized integral garage. The first floor then provides four the bedrooms, three of which are doubles with a smaller fourth, plus there is a four piece fitted bathroom suite. Additionally the home is double glazed and gas centrally heated, plus there is the added benefit of the property being offered with no forward chain! We highly recommend 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 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.
- Council Tax: Portsmouth City Council – Band C
- 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**



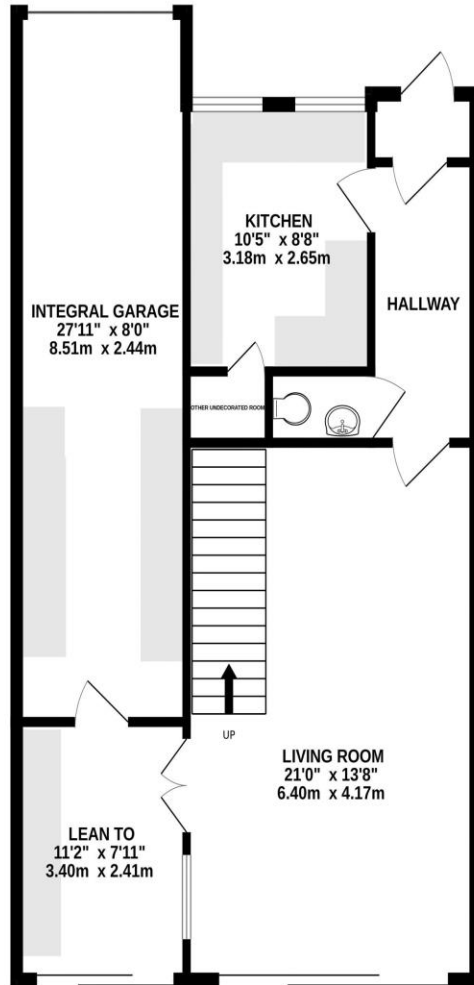




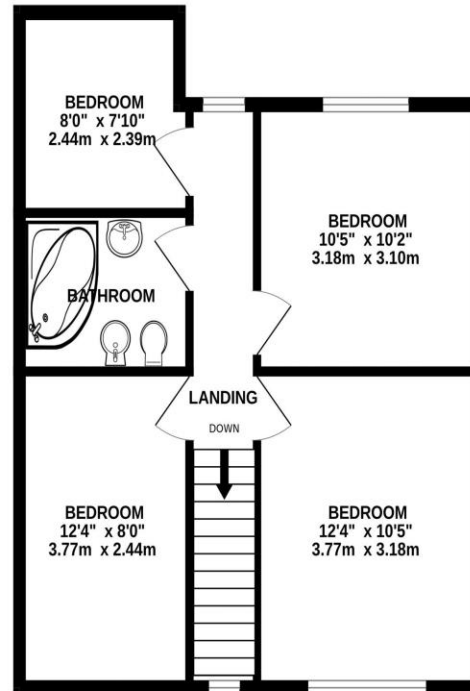




GROUND FLOOR



1ST FLOOR



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.