



FOR SALE

Offers in Excess of £300,000

36 Meon Road, Milton,
Southsea, PO4 8NL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

An excellent opportunity to acquire this well-presented three-bedroom link end of terrace home, situated in a popular residential area of Milton. Ideally located close to transport links, schools, and local amenities, this property is perfect for families and commuters alike. Upon entering, you are welcomed into a bright entrance hallway leading to an extended lounge, offering ample space for relaxation and entertaining. The ground floor also boasts a spacious bathroom and a well-appointed fitted kitchen, seamlessly connected to a dedicated dining area via an archway. Upstairs, the home features three generously sized bedrooms, including a master with built-in wardrobes for added convenience. Externally, the property benefits from an enclosed and recently updated forecourt to the front, while the rear showcases a beautifully landscaped, south-facing garden complete with decking—perfect for outdoor enjoyment. Additionally, a large rear workshop provides versatile space for hobbies, storage, or potential workspace. Don't miss out on this fantastic home—contact Lawson Rose Estate Agents today to arrange a viewing!

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.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

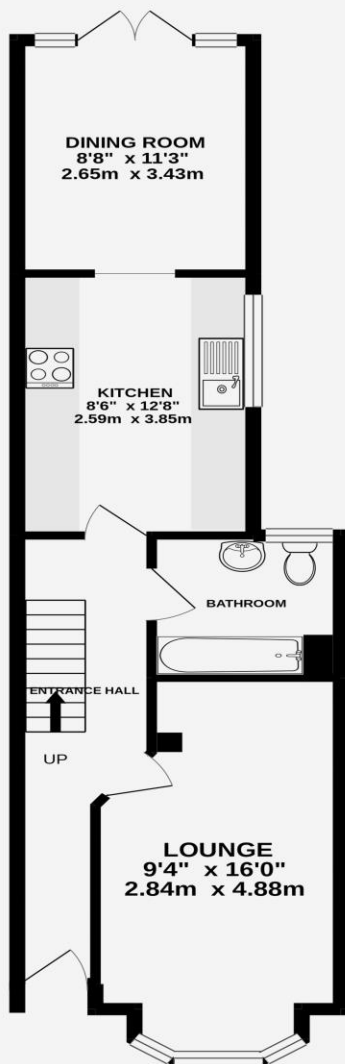


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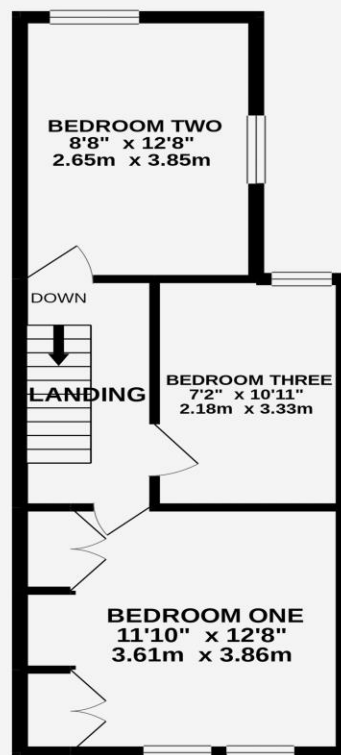




GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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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.