



FOR SALE

£315,000

11 Goodwood Road,
Southsea, PO5 1NN.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This charming three bedroom terraced property in central Southsea is moments away from local amenities on Alber Road and could make for an ideal first time or family home. Situated in the popular Goodwood Road, the accommodation provides a spacious, light and airy open plan living space, a great space for entertaining and the real heart of the home. Moving through the property there is a downstairs W.C and a spacious, modern open plan kitchen/ dining area with double doors opening out into the enclosed west facing rear garden. The first floor then provides a stylish fitted bathroom suite, plus three good sized bedrooms. Additionally the home is double glazed and gas centrally heated, plus it has the added benefit of being offered with no forward chain! To arrange a time to view or for any further questions, please contact the Lawson Rose sales office today.

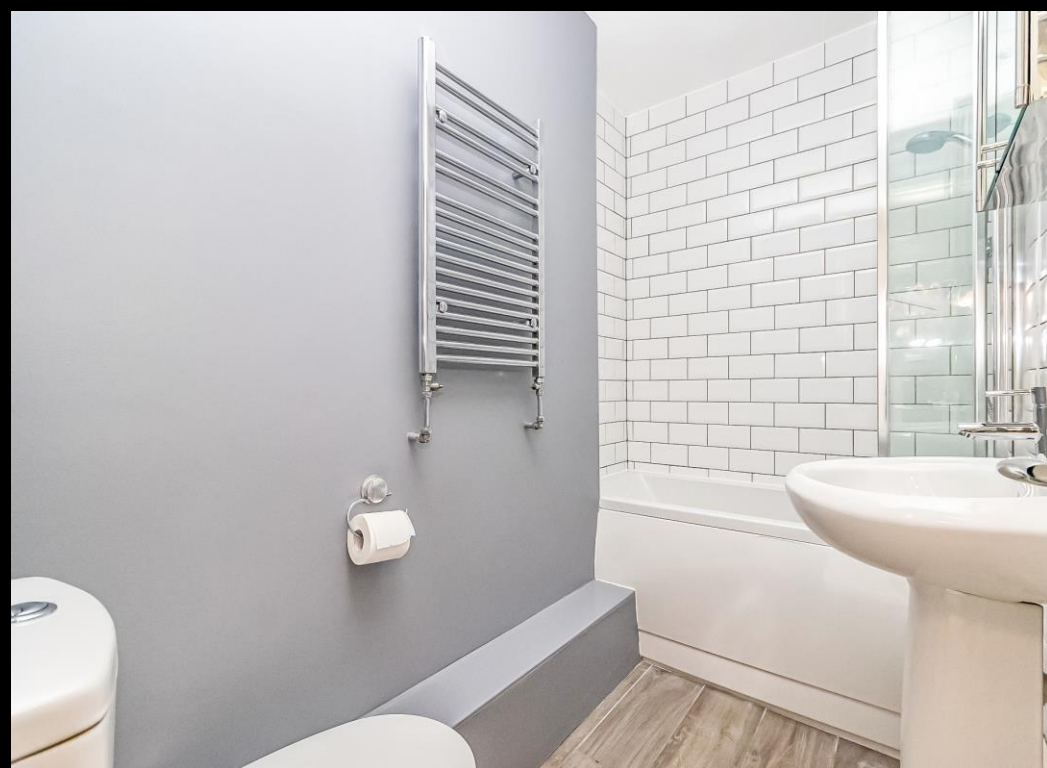
Material Information:

- 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: 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)

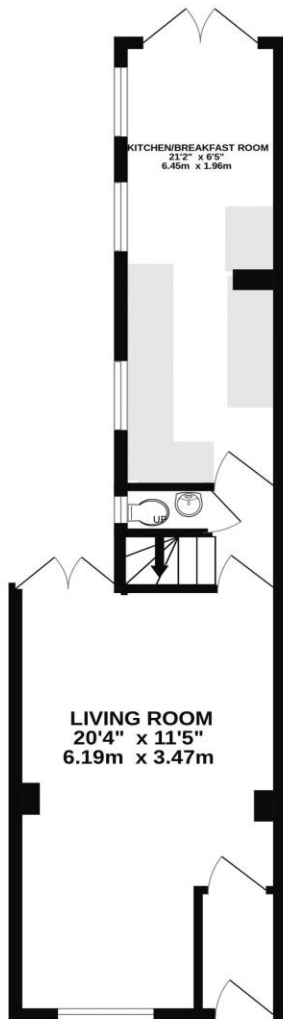


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131 Winter Road, Southsea, P04 8DS

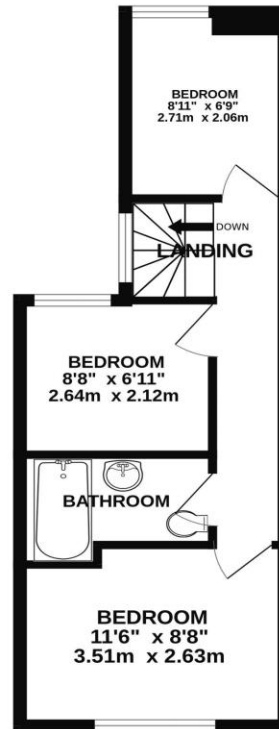




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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.