



FOR SALE

£335,000

176 Queens Road,
Portsmouth, PO2 7NF.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Lawson Rose are delighted to present this extended and generously proportioned five-bedroom property, ideally suited for growing families. Arranged over three spacious floors, this impressive home offers a versatile layout and an abundance of living space. The ground floor features two well-sized reception rooms, perfect for entertaining or relaxing, along with a fitted kitchen and a separate utility area. An extended living space and a modern, fully tiled downstairs shower room further enhance the functionality of the home. Upstairs, the first floor hosts three generously sized double bedrooms and a stylish, contemporary family bathroom. The second floor provides two additional bedrooms, ideal for children, guests, or home office use. Outside, the property boasts a south-facing rear garden, offering a sunny retreat, complete with a summer house/workshop—perfect for hobbies or additional storage. Located in Queens Road in North End, this substantial home is a rare opportunity not to be missed. For more information or to arrange your viewing, contact the Lawson Rose sales office today.

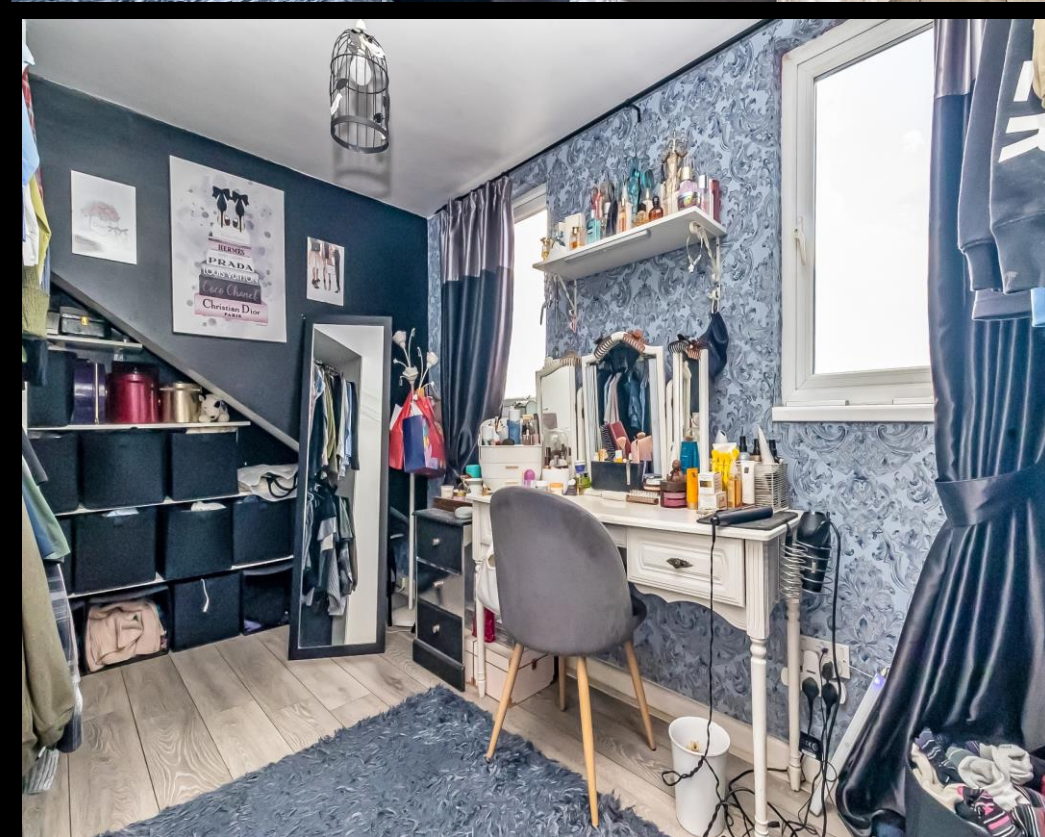
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard 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)

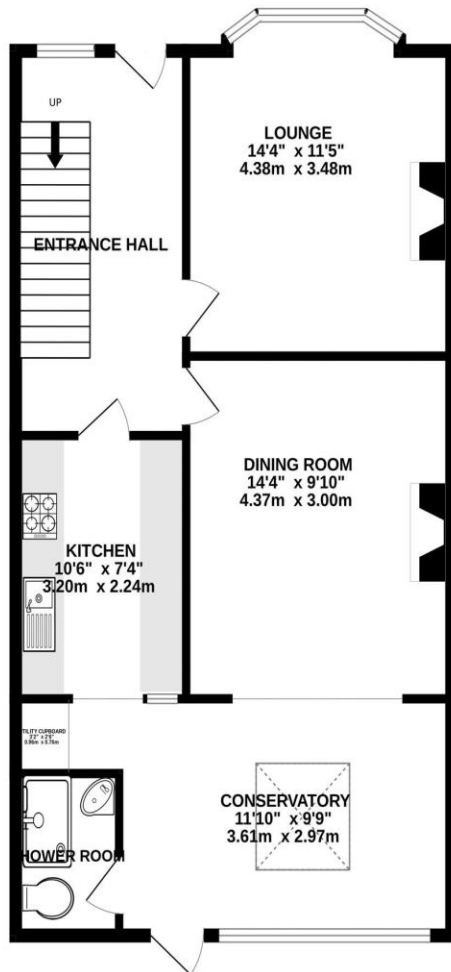


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131 Winter Road, Southsea, PO4 8DS

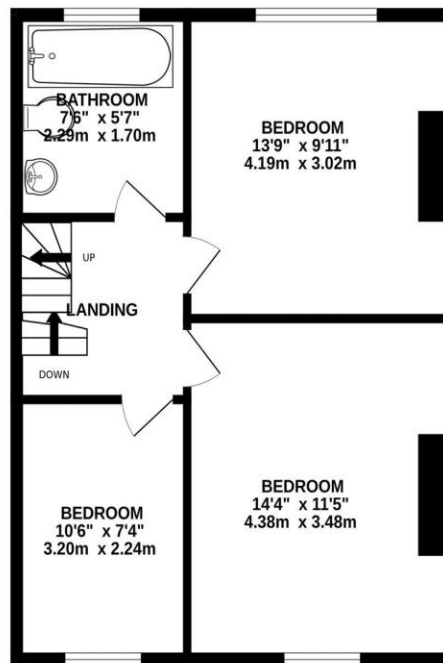




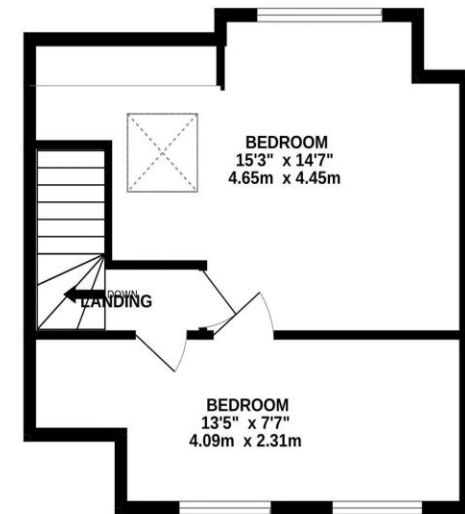
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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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