



# FOR SALE

**£260,000**

138 Percy Road,  
Southsea, PO4 0BL.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This stunning terraced, traditional bay & forecourt property is located in Percy Road, Southsea.

Beautifully presented and finished to a high standard, the property has been modernised and updated by the current homeowner in recent years providing in our opinion a standout home, ideal for a first-time buyer or investment buyer. The ground floor comprises a cosy reception and formal dining room opening onto the contemporary kitchen and beautiful bathroom suite plus upstairs then has two good sized double bedrooms. Additionally, the property also benefits from double glazing and gas central heating, plus outside there is an enclosed south facing rear garden. We highly advise arranging an internal viewing at the earliest opportunity to avoid disappointment, so for further details on viewings, please contact the Lawson Rose sales team 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)

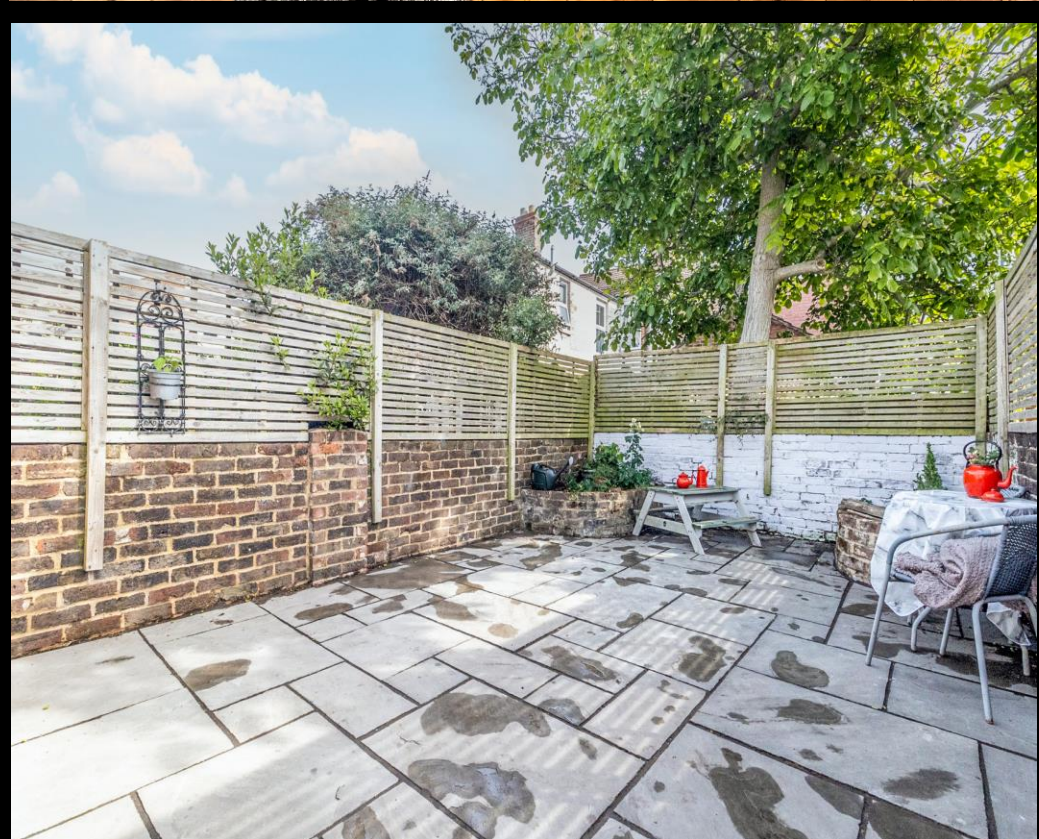


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

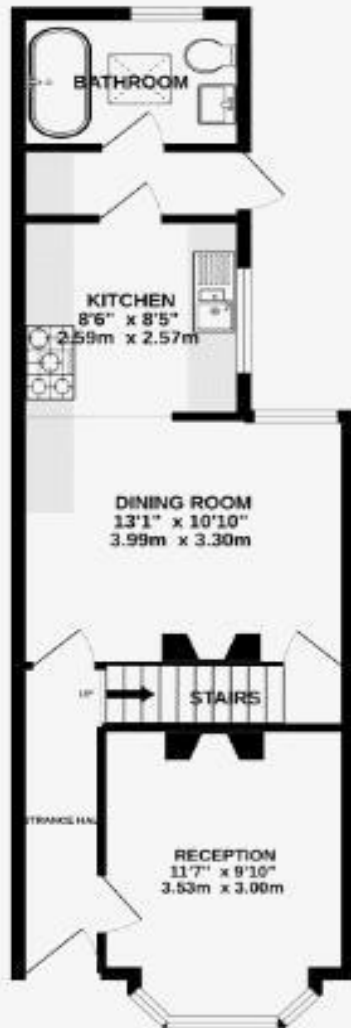




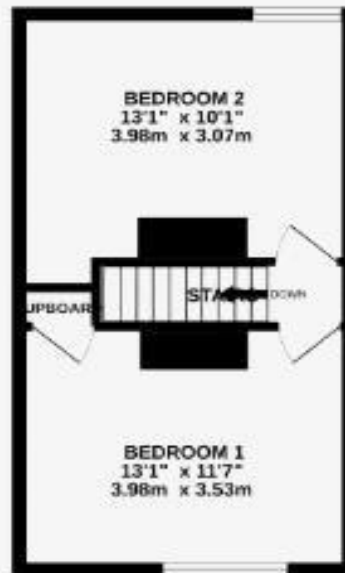




GROUND FLOOR



1ST FLOOR



Whilst every effort 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. The plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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.