



# FOR SALE

## £300,000

7 Renny Road, Fratton,  
Portsmouth, PO1 5AZ.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Located on Renny Road in Fratton, this beautifully presented bay and forecourt home offers generous living space across three well-appointed floors. Thoughtfully modernised by the current owners, the property perfectly blends contemporary style with classic charm. On the ground floor, you'll find two separate reception rooms, ideal for entertaining or relaxing, alongside a sleek, modern fitted kitchen and a convenient rear utility room. The first floor features two spacious double bedrooms, a contemporary family bathroom, and an additional separate shower room. A staircase leads to the second floor, where two further bedrooms await—both with built-in storage—plus a stylish, generously sized shower room, perfect for guests or growing families. Further benefits include double glazing, gas central heating, and a well-maintained, low-maintenance rear garden with attractive decking—ideal for outdoor dining or relaxing in the warmer months. Positioned just moments from Fratton Train Station, this exceptional home is perfect for commuters, families, or anyone seeking modern comfort in a convenient location. For more information or to arrange a viewing, contact the Lawson Rose sales office today.

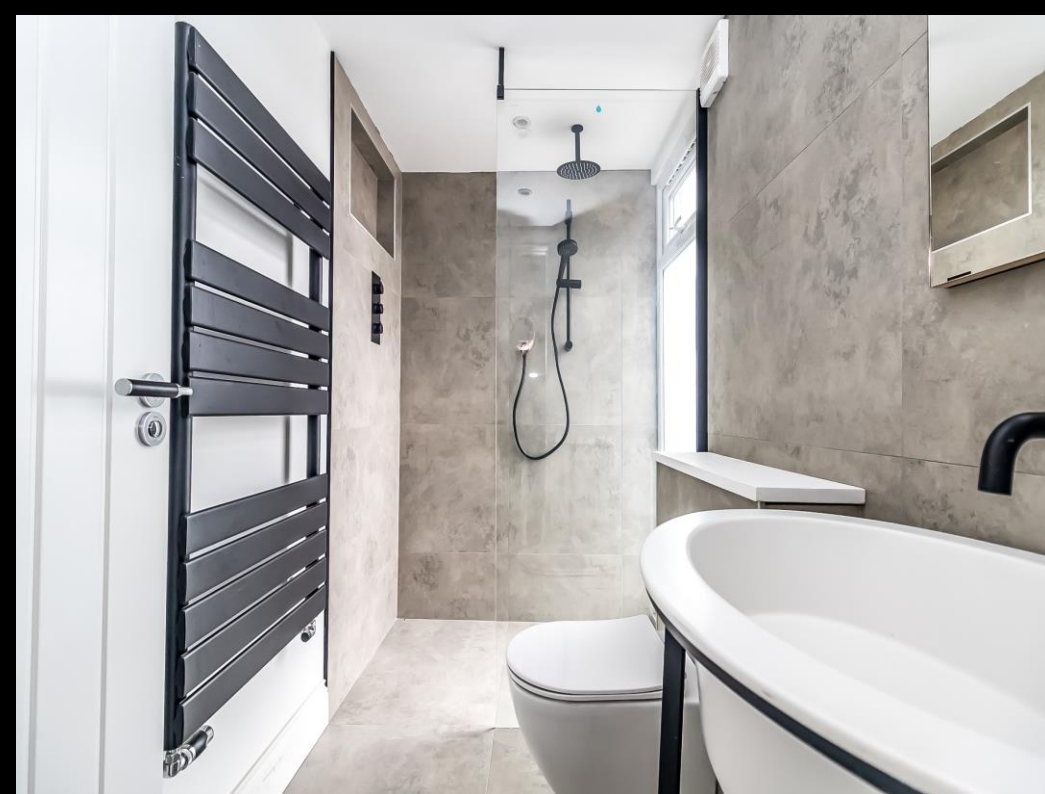
### Material Information:

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

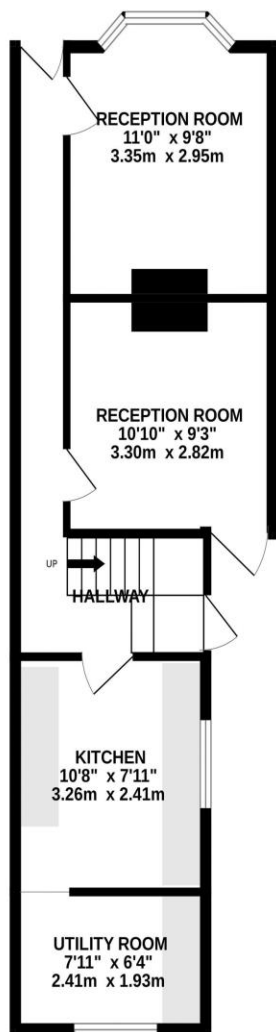




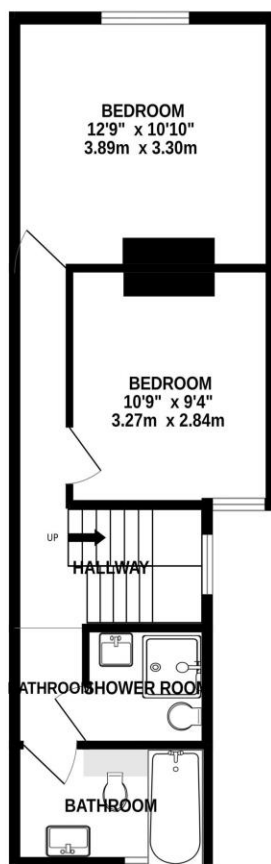




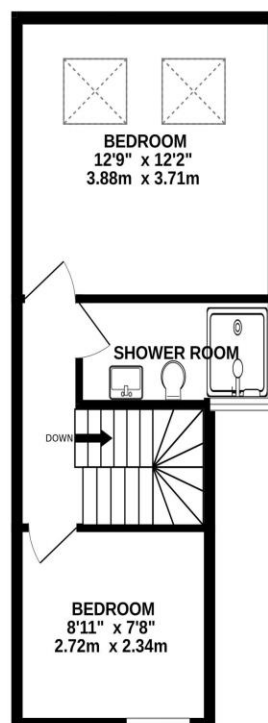
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	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.

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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