

## FOR SALE

## £240,000

110 Westfield Road, Southsea, PO4 9ET.

**Tenure: Freehold** 

LAWSON ROSE

## **PROPERTY DESCRIPTION**

No Forward Chain! This three bedroom, bay & forecourt property in a popular residential area in PO4 is being offered with no forward chain! Situated on Westfield Road, the property, although in need of some modernsiation, it could be perfect for those looking to put their own stamp on a family home. Upon entering, off the hallway is a spacious living room with a large bay window, fitted kitchen and a large secondary reception room which leads through to the rear conservatory overlooking the garden. The first floor then provides a fitted bathroom and the three bedrooms. We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to book an internal viewing, please contact the Lawson Rose sales office today.

Material Information:

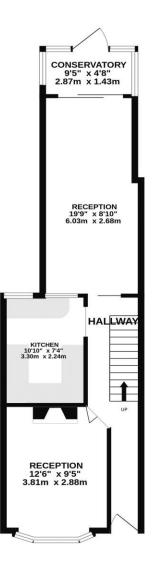
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 and Vodafone all have voice 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)

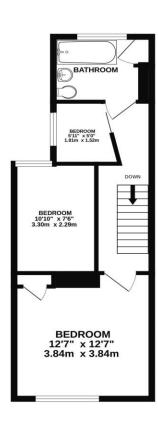


02392 367 779 - contactus@lawsonrose.com 131 Winter Road, Southsea, P04 8DS









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 cloors, whiches, nonis and any other terms star approximate and no responsibility instand for any enror, 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 and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic & 2025 for