



FOR SALE

£250,000

40 Carisbrooke Road,
Southsea, PO4 8RF.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This three bedroom, bay & forecourt property is close to local amenities, not far from Fratton train station and its being offered with no forward chain! Situated on Carisbrooke Road in Southsea, the property has been updated and modernised in its recent past, providing a spacious, bright and airy open plan kitchen/ living space, a great space for entertaining, whilst a downstairs W.C adds practicality, and a secondary reception rooms leads out to a rear conservatory that overlooks the enclosed 28FT rear garden. The first floor then provides a modern shower room, alongside the three bedrooms, two of which have built in wardrobes. Potentially an ideal first time or family home in our opinion and we highly recommend an internal viewing, for further information or to request a time to view, 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)

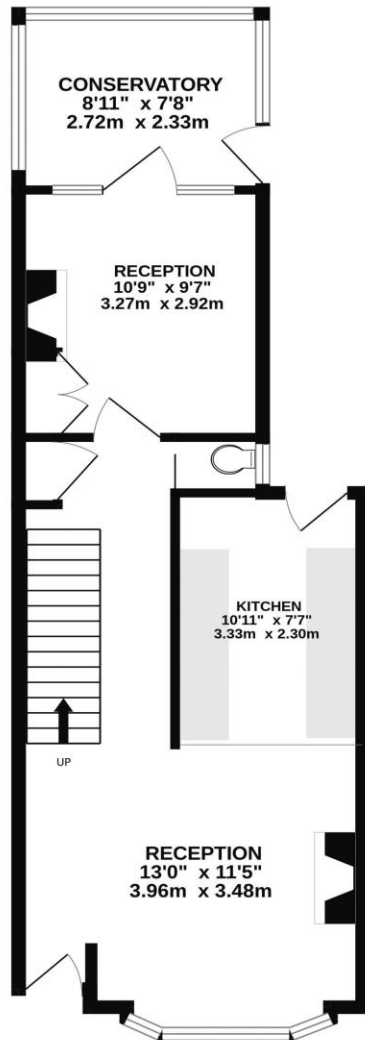


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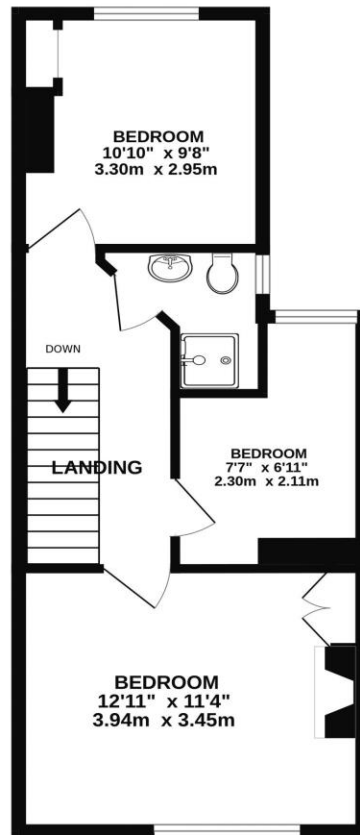




GROUND FLOOR



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