



FOR SALE

£275,000

98 Pretoria Road,
Southsea, PO4 9BD.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This three-bedroom, bay and forecourt property is ideally positioned close to the local amenities on Winter Road and benefits from a south-facing rear garden! Located on Pretoria Road in Southsea, the accommodation offers a spacious living room with a large bay window, alongside a secondary reception room currently used as a dining area. Moving through the property, there is a fitted kitchen at the rear, along with a downstairs bathroom. The first floor then provides three generously sized bedrooms, with the master bedroom benefitting from a range of built-in wardrobes. Externally, the home boasts an enclosed, south-facing rear garden complete with a brick-built shed/workshop. In our opinion, this is a fantastic opportunity for a first-time buyer or a growing family, and we highly recommend arranging an internal viewing to fully appreciate everything on offer. For further information or to request a viewing, please contact the Lawson Rose sales office today.

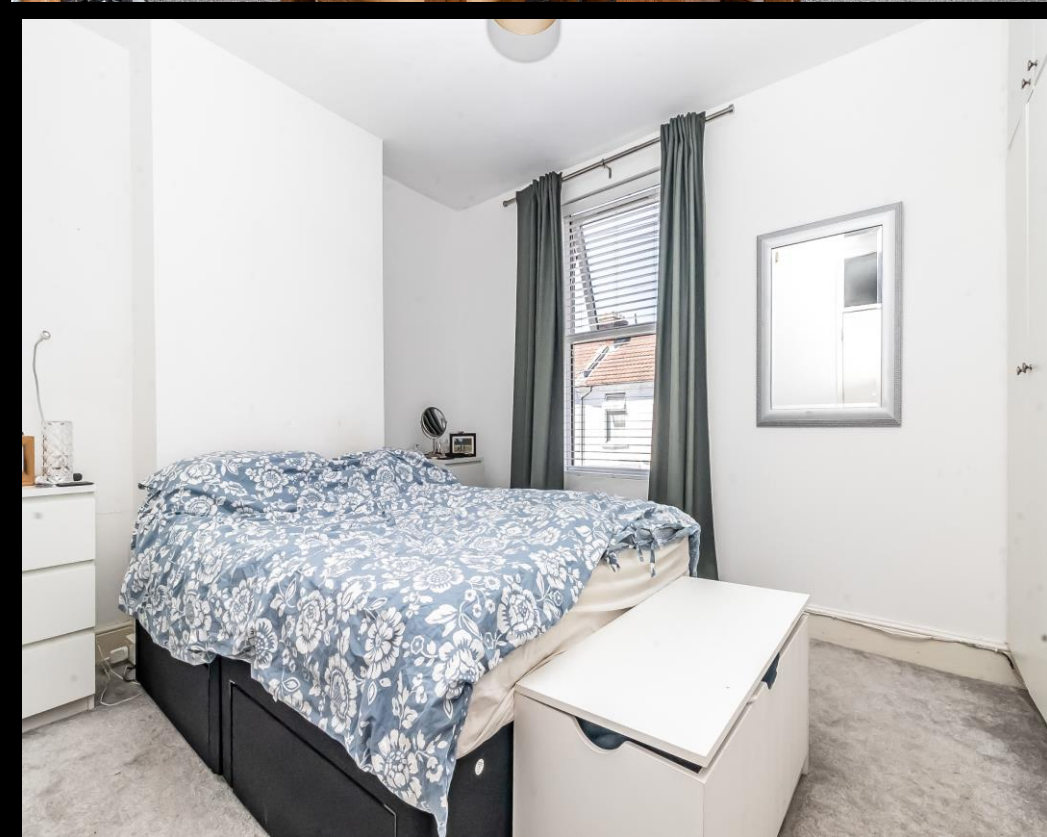
Material Information:

- 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, 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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131 Winter Road, Southsea, PO4 8DS





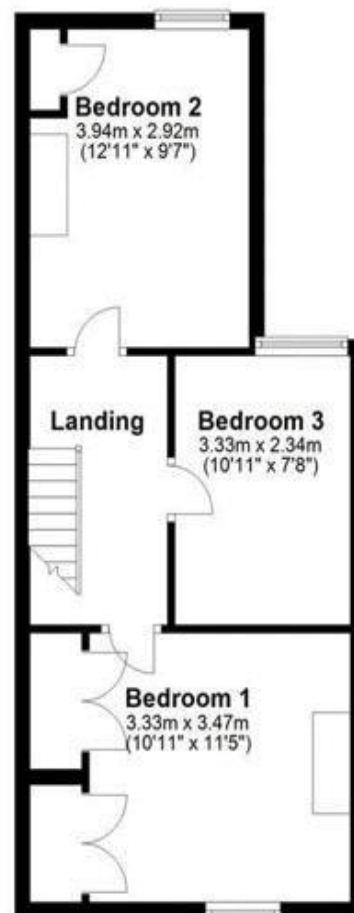
Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 89.3 sq. metres (960.9 sq. feet)

All room dimensions are approximate
Plan produced using PlanUp.

98, Pretoria Road, Southsea.



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