



FOR SALE

£220,000

63 Liverpool Road, Fratton,
Portsmouth, PO1 5DY.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

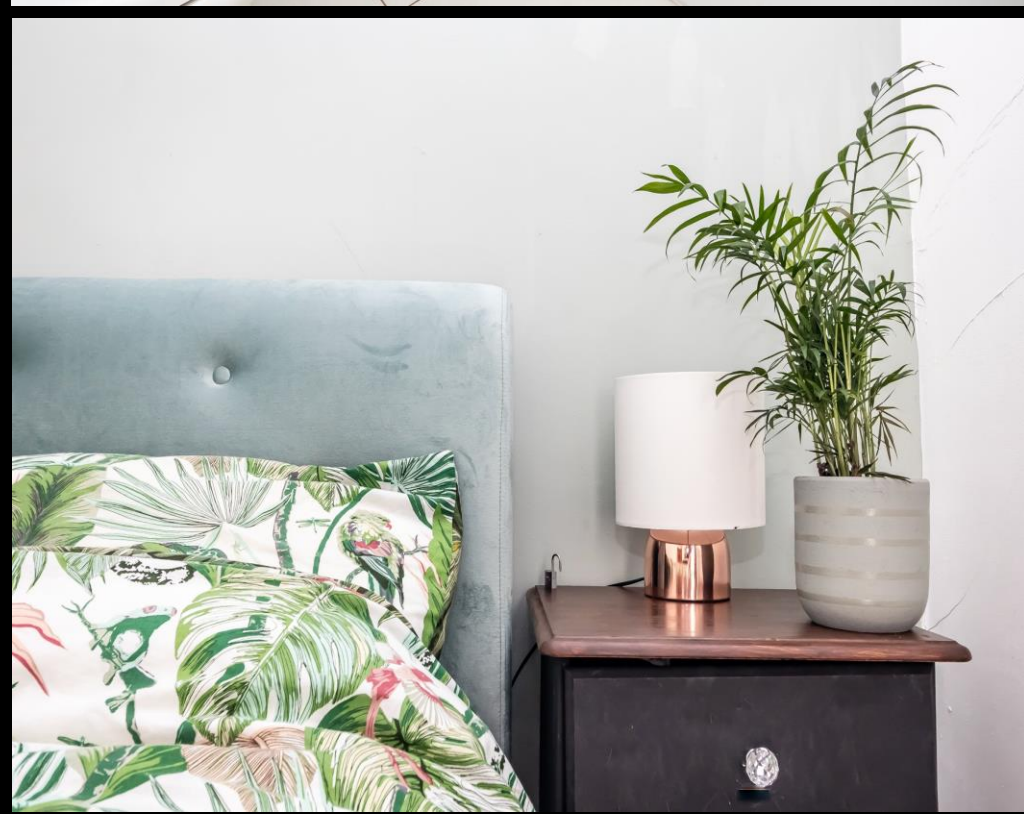
Well Presented Two Bedroom Home in Fratton Situated close to local amenities and within easy reach of Fratton Station, this smartly presented two-bedroom terraced property could make for an ideal first-time purchase. The accommodation comprises two well-proportioned and tastefully decorated reception rooms, a stylish and modern kitchen/breakfast room, and a generously sized contemporary bathroom suite. The first floor provides two excellent double bedrooms, both offering ample space and natural light. Externally, the enclosed rear garden has been designed for ease of maintenance, with a raised decked seating area stretching approximately 21ft – perfect for relaxing or entertaining. In our opinion, this is a fantastic opportunity to secure a charming home in a convenient and popular location. We highly recommend arranging an internal inspection to fully appreciate all this property has to offer. For further information or to arrange 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)

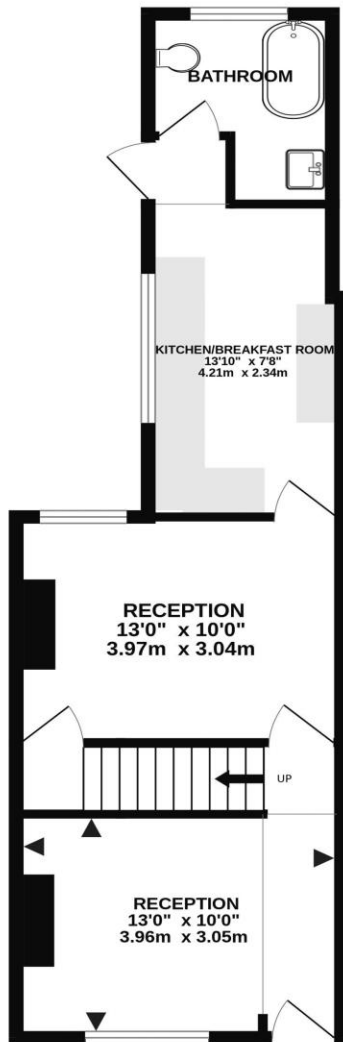


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131 Winter Road, Southsea, PO4 8DS

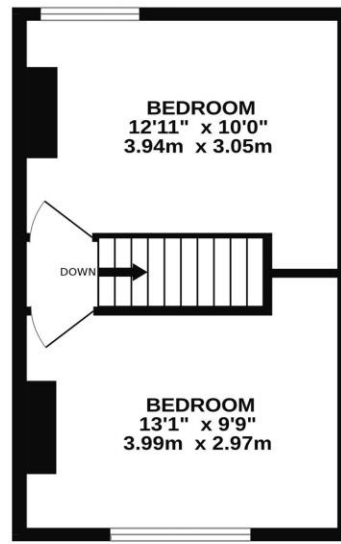




GROUND FLOOR



1ST FLOOR



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