



FOR SALE

£275,000

22 Goodwood Road,
Southsea, PO5 1NW.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this well presented, terraced property located in central Southsea, moments away from the Iconic Kings Theatre and close to local amenities on Albert Road. Situated in the popular Goodwood Road, the property provides two separate reception rooms on the ground floor, alongside a fitted kitchen and downstairs W.C. The first floor then provides two great sized double bedrooms, both of which have built in wardrobes, plus a sizeable fitted bathroom suite.

Additionally the home is double glazed and gas centrally heated throughout, plus outside is a 21FT garden that has a studio complete with bi-folding doors to its rear. Given all the property has to offer, we highly recommend arranging an internal viewing. For further information or to request a time to view, please contact one of our sales team today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply / Water Meter
- 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: 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)

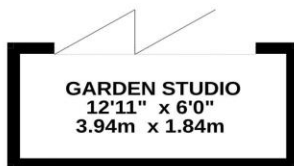
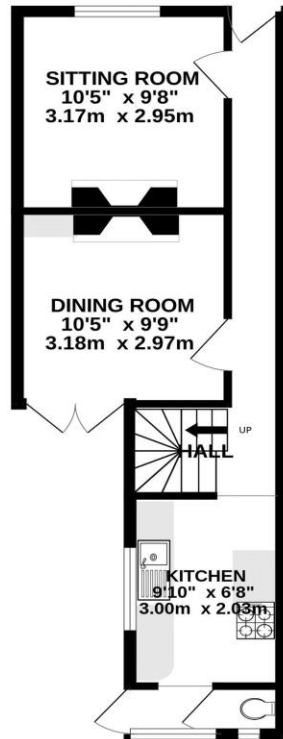


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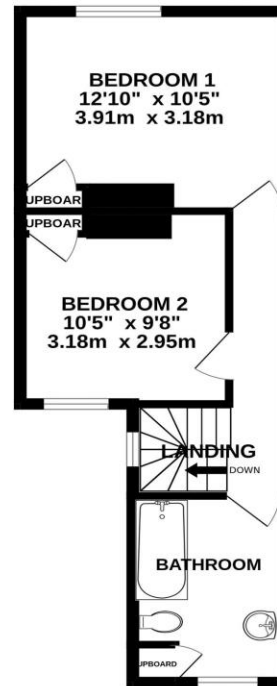




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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.