



FOR SALE

£259,500

13 Morgan Road,
Southsea, PO4 8JS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Tucked away in a quiet Milton cul-de-sac, this well-presented two-bedroom terrace could be an ideal first home, family starter, or downsizing opportunity — and it's offered with no forward chain. A handy porch opens into a bright, airy open-plan living and dining area, creating a welcoming heart to the home. To the rear, a fitted kitchen has under floor heating and provides access to the well-kept garden, complete with a brick-built store/workshop and rear pedestrian access. Upstairs, there's a well-proportioned bathroom and two bedrooms, with the master benefiting from built-in wardrobes. The property is double-glazed, gas centrally heated, and offered with vacant possession — ready for you to move straight in. For more information or to arrange a viewing, contact the Lawson Rose sales team 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.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

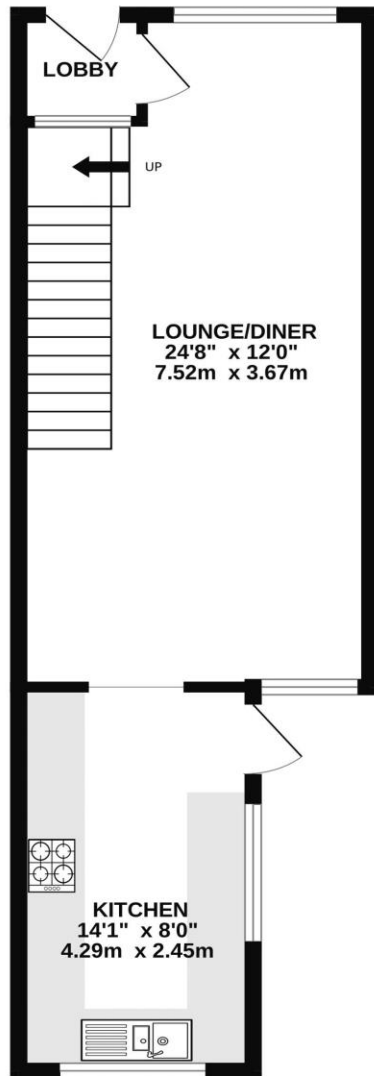


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

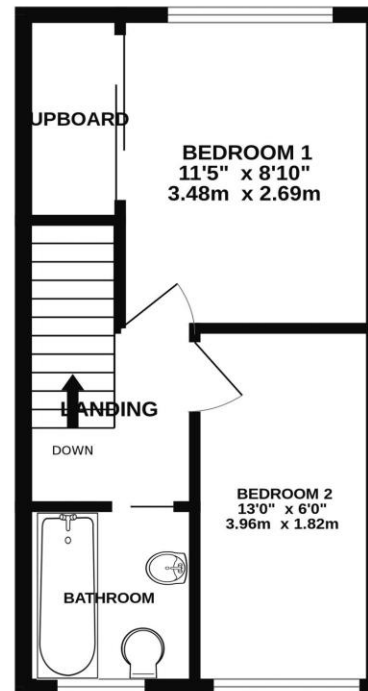




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 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.