



FOR SALE

£335,000

107 Manners Road,
Southsea, PO4 0BD.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

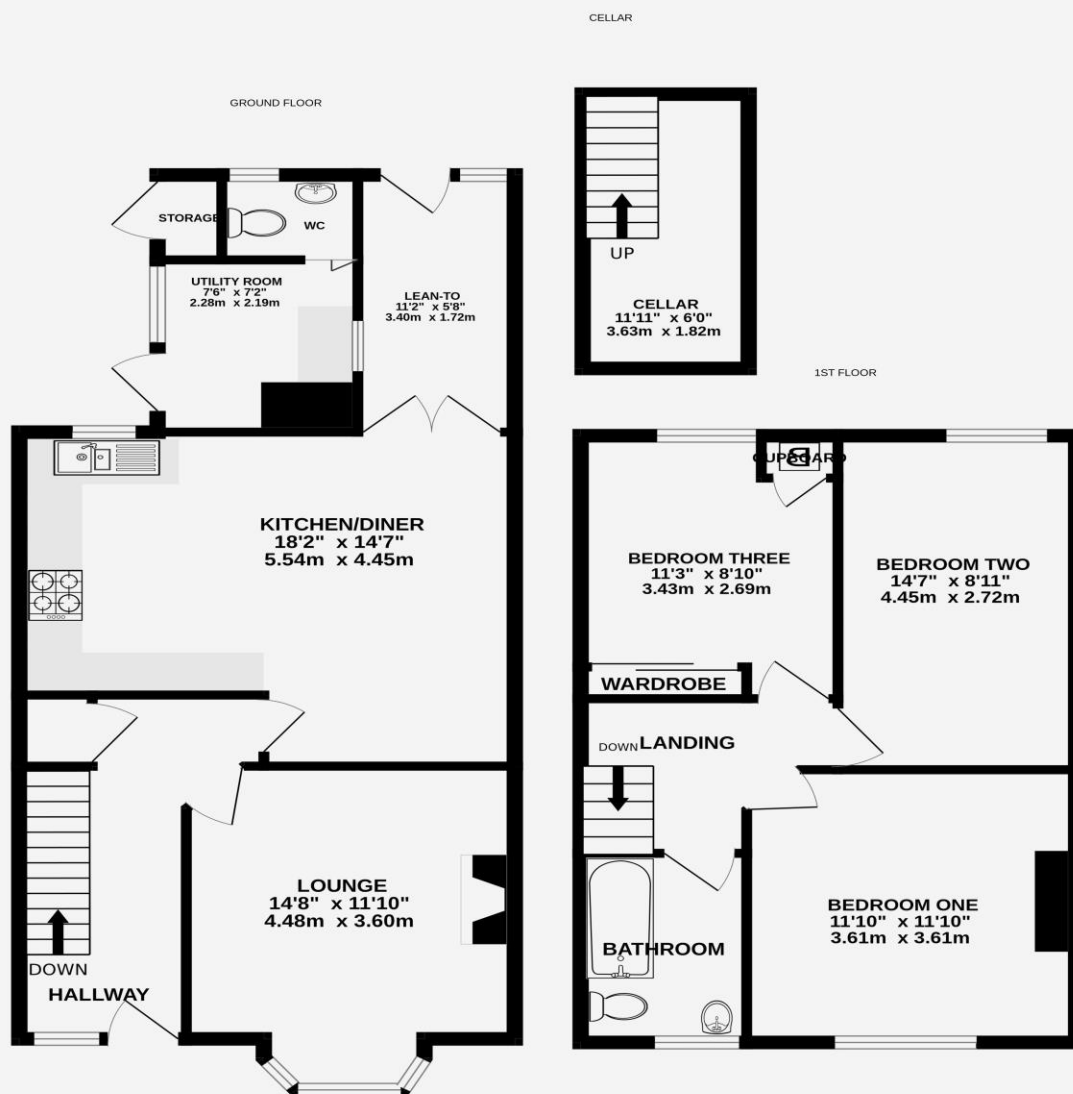
Offered with no forward chain is this beautifully maintained bay and forecourt home, offering a fantastic layout and versatile living space. The ground floor features a welcoming entrance hall, a bright sitting room, an open-plan kitchen/diner perfect for entertaining, a utility room, W/C and a rear lean-to/conservatory. On the first floor, you'll find three generously sized double bedrooms and a family bathroom. Further benefits include an enclosed pleasant rear garden, a useful cellar, double glazing, and gas central heating throughout. This property has just been freshly decorated throughout and is ideal for those who love to entertain, this wonderful Southsea home is not to be missed. Contact Lawson Rose today to arrange your viewing.

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 – Very Low Risk (Stated on the Gov.uk portal)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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.



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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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