



FOR SALE

£310,000

93 Godwit Road,
Southsea, PO4 8XH.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

A fantastic opportunity to purchase this three-bedroom home on highly sought-after Godwit Road in Milton, just moments from the open green space of Milton Common. Beautifully presented and full of appealing features, this property would make an ideal family home. The light and spacious open-plan living area enjoys views over the rear garden, while the fitted kitchen and convenient downstairs W.C. add everyday practicality. Upstairs, there are three well-proportioned bedrooms—two with built-in cupboards—served by a stylish modern bathroom. Further benefits include double glazing, gas central heating, and rear pedestrian access to the generous westerly-facing garden, which in turn leads to the property's garage in a nearby block. To the front, there is the added advantage of off-road parking. We highly recommend an internal viewing. For more information or to arrange an appointment, please contact the Lawson Rose sales team on 02392 367779.

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.
- Off Road Parking & Garage In Block
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

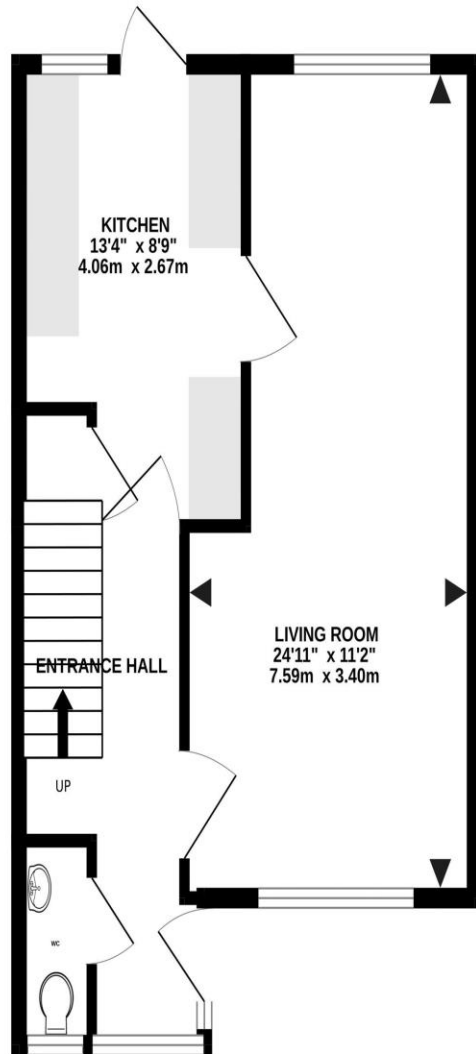


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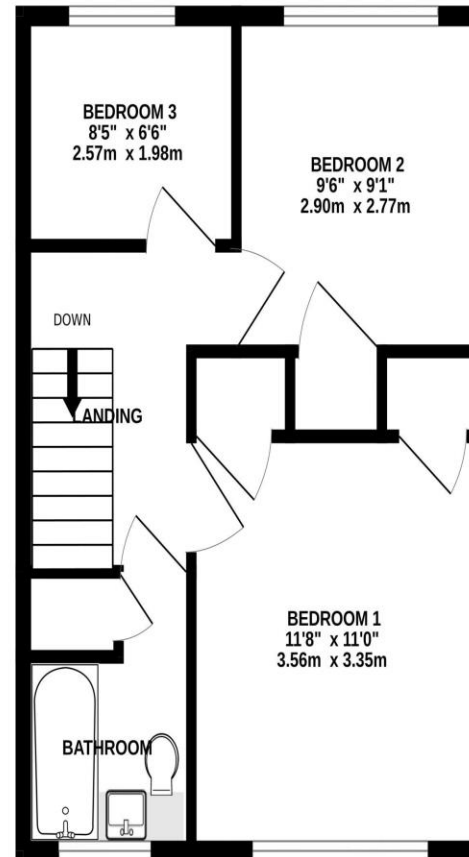




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 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.