

FOR SALE

£250,000

15 Addison Road,
Southsea, PO4 0DZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This charming and deceptively spacious terraced home is sure to appeal to those seeking something a little out of the ordinary. Set across three well-proportioned floors, this traditional townhouse offers versatile accommodation with three good-sized bedrooms and two separate reception rooms, providing ample space for both relaxing and entertaining. The home has clearly been well cared for, remaining within the same family for many years, and offers a warm, welcoming feel throughout. The galley-style kitchen is practical and full of character, complemented by a convenient downstairs shower room. Further benefits include gas central heating and double glazing. Outside, the property enjoys a southerly-facing rear garden — perfect for catching the afternoon sun — complete with a garden store fitted with double-glazed windows, making it ideal as a workshop or hobby space. Properties like this, combining charm, character, and great potential, are rarely available for long. For further information or to arrange an internal viewing, please contact Lawson Rose 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)

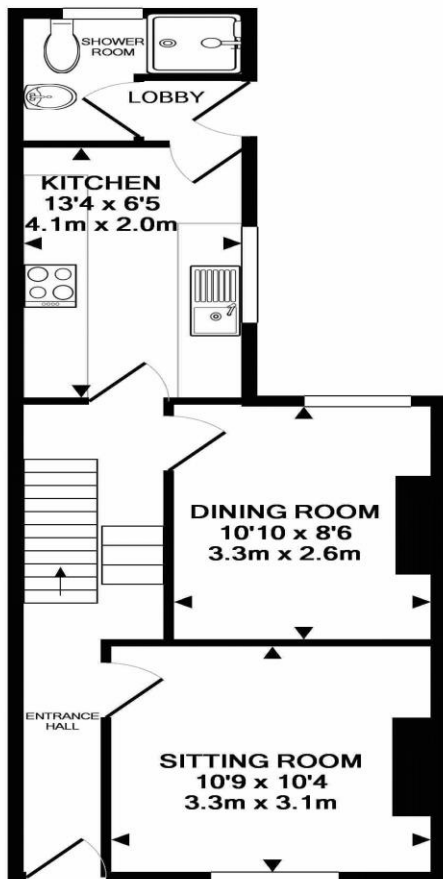


02392 367 779 - contactus@lawsonrose.com

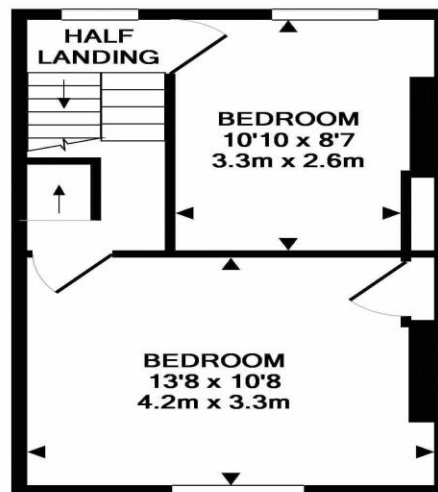
131 Winter Road, Southsea, PO4 8DS



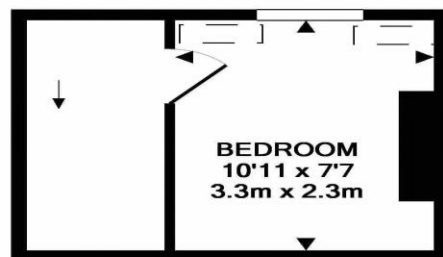




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
69-80	C		75 c
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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