



FOR SALE

£230,000

47 Middlesex Road,
Southsea, PO4 8EF.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

No Forward Chain! Located just off Milton Road, this two-bedroom terraced home is well placed for local shops, transport links and amenities. The property features an open-plan layout with the staircase smartly dividing the lounge and dining areas, creating a bright and sociable living space. To the rear is a fitted kitchen and bathroom suite, plus a conservatory that enjoys views over the south-facing garden – perfect for catching the sun. Upstairs you'll find two generous double bedrooms, each with built-in storage, while further benefits include gas central heating and majority double glazing throughout. In our opinion, this home could make an ideal first-time purchase or investment opportunity. For further information or to arrange a viewing, please 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.
- 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)

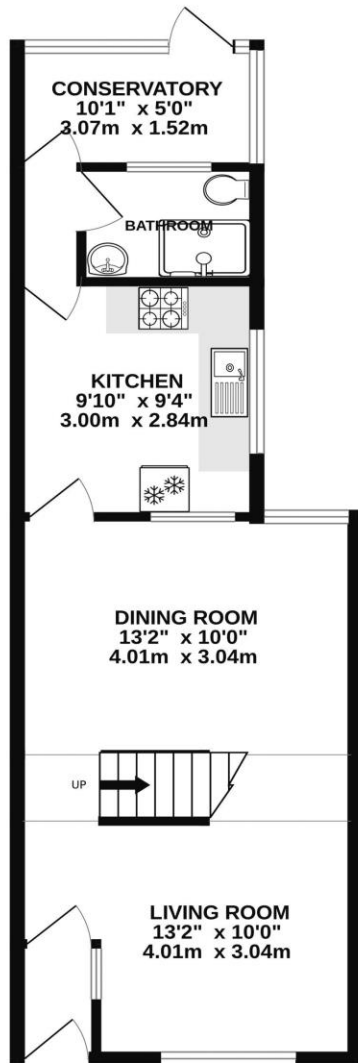


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

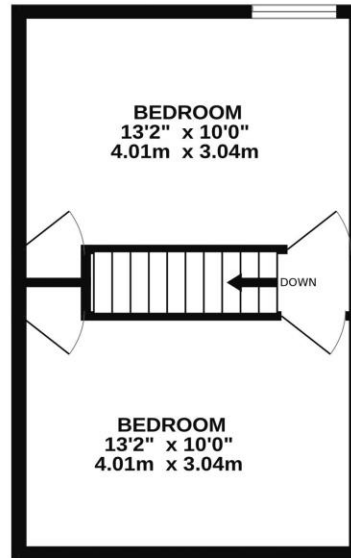




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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.