



ESTATE AGENTS  
**LAWSON  
ROSE**



# FOR SALE

## £245,000

2 Parsons Close,  
Portsmouth, PO3 5LN.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This three bedroom, terraced property on Hilsea has off road parking & it's being offered with no forward chain! Situated on Parsons Close, the property provides an open plan kitchen/ dining area alongside a living room and a separate storage/ utility room. The first floor then provides the bathroom suite and separate W.C and the three bedrooms, two of which have built in wardrobes.

Outside are both front and rear gardens, the rear with gated pedestrian access. A great opportunity in our opinion, so for further information or to arrange a time to view, please contact the Lawson Rose sales office 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.
- Parking: Allocated Off Road Parking To Front Of Property
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Estate Charge: £56.50P/M, Managed by DACKS

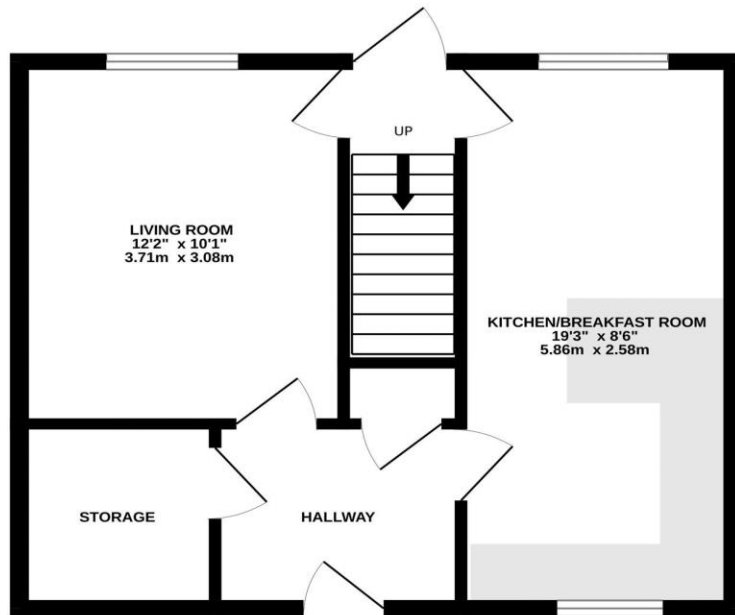


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

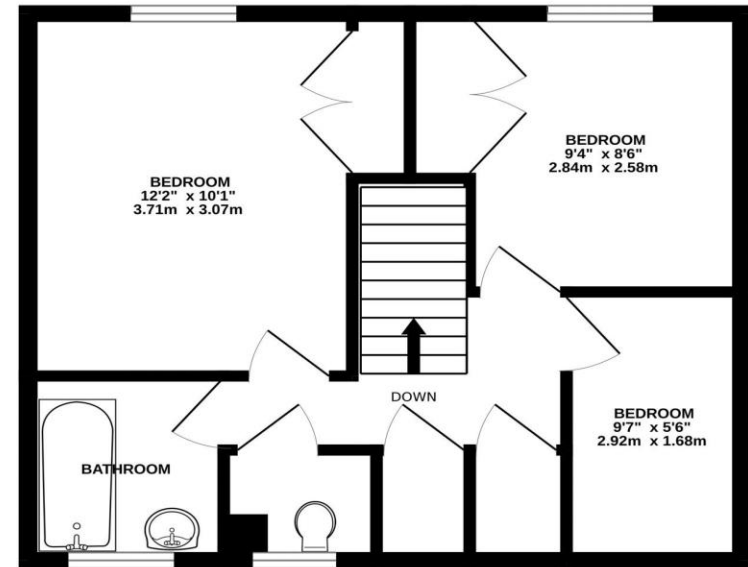




GROUND FLOOR



1ST FLOOR



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