



ESTATE AGENTS
**LAWSON
ROSE**

FOR SALE

£345,000

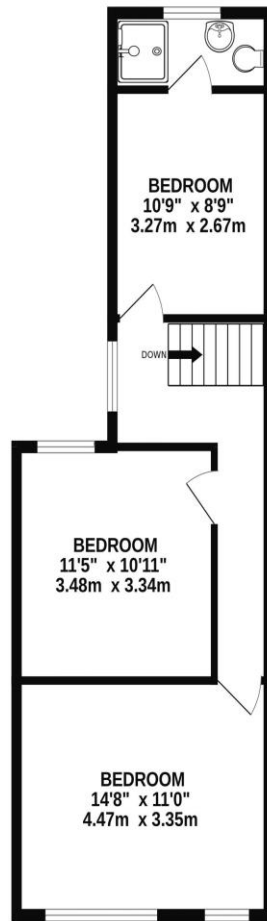
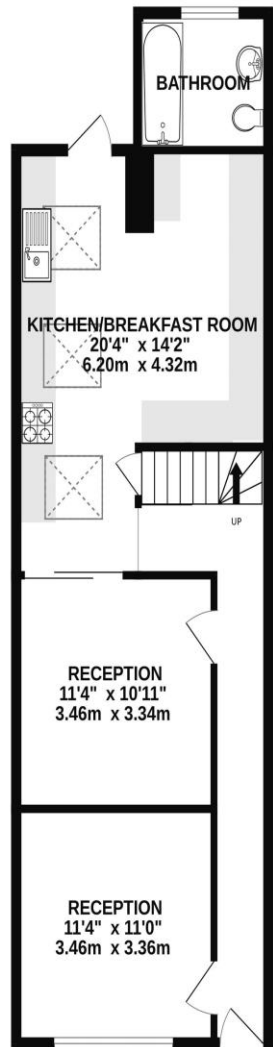
12 Goodwood Road,
Southsea, PO5 1NW.

ESTATE  AGENTS

**LAWSON
ROSE**

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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£345,000

**12 Goodwood Road,
Southsea**

#Lawson Rose are delighted to bring to the market this well presented, terraced property located in central Southsea, moments away from the iconic Kings Theatre and close to local amenities on Albert Road. Situated in the popular Goodwood Road, the property has been updated, extended and modernised over the years by the current homeowners, providing two separate reception rooms with a stunning, extended open plan kitchen/ breakfast room with doors leading out into the enclosed rear garden and a fitted family bathroom suite. Upstairs then provides three great sized double bedrooms, one of which has its own en-suite shower room. Additionally the home is double glazed and gas centrally heated, and given the space and finish on offer, we highly recommend an internal viewing. For further information or to enquire on viewing arrangements, please contact the Lawson Rose sales team today.

Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

Council Tax - Band B



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS



