



FOR SALE

£245,000

21 Ringwood Road,
Southsea, PO4 9JJ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! A great opportunity to purchase this bay and forecourt property, positioned within a well-established residential area, conveniently located close to Bransbury Park and approximately a 10-minute walk to the seafront. Situated on Ringwood Road, the home offers a bright living room with a large bay window, alongside a modern open-plan kitchen and dining space, complete with a skylight and double doors opening directly onto the enclosed, west-facing 37ft rear garden, ideal for enjoying afternoon and evening sunshine. The first floor provides two well-proportioned double bedrooms and a modern fitted bathroom suite. We highly recommend an internal viewing to fully appreciate all the home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose Sales Office today.

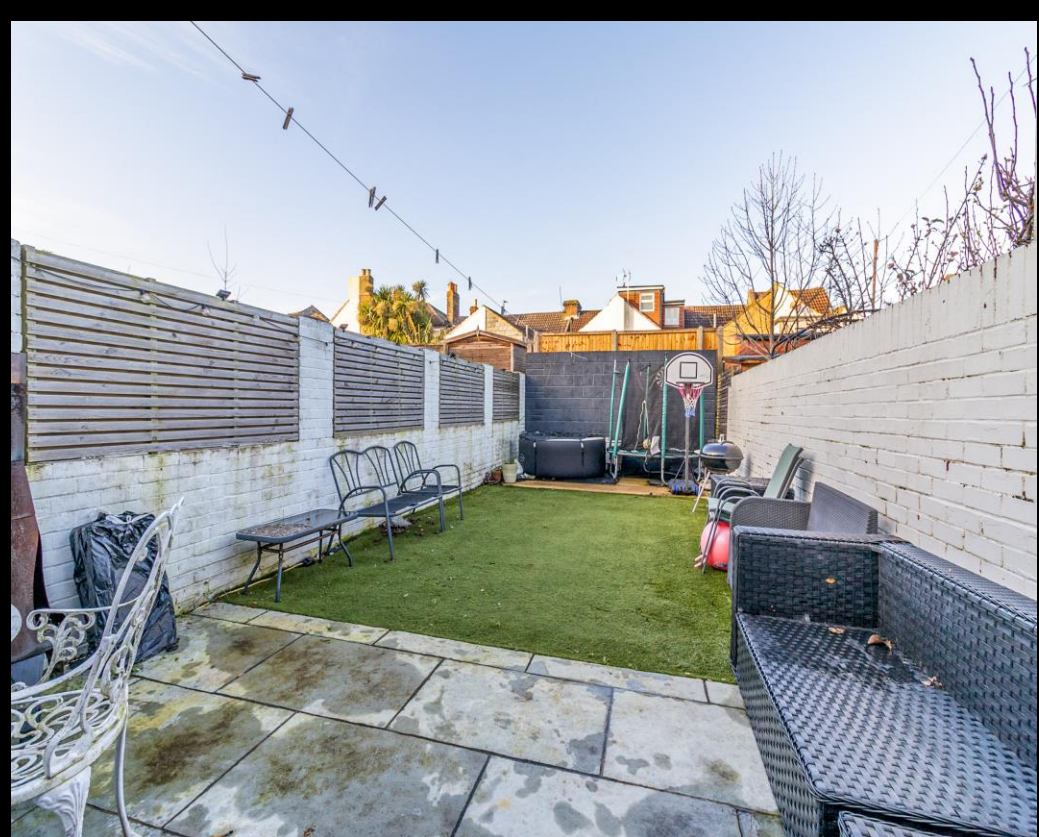
Material Information:

- 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.
- 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)

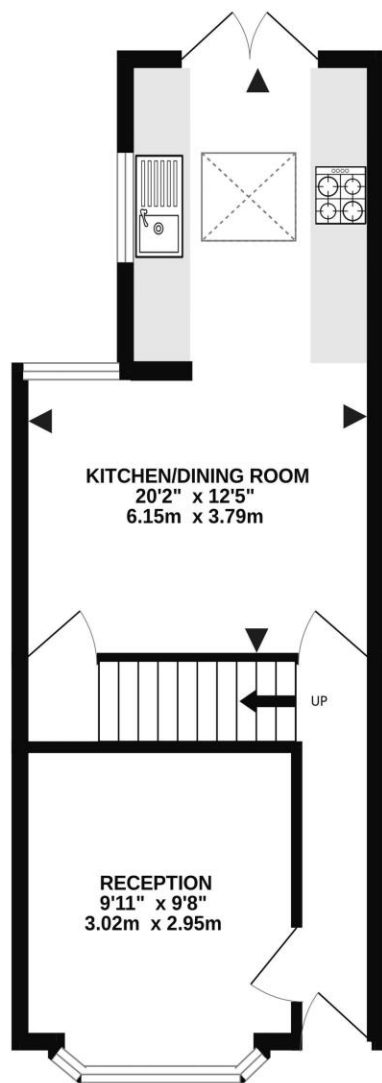


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131 Winter Road, Southsea, PO4 8DS

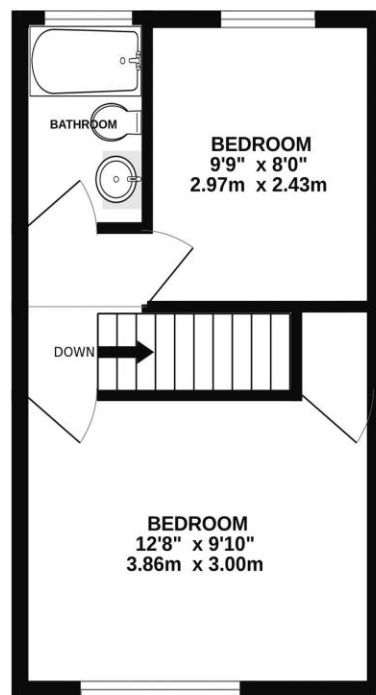




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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.