



# FOR SALE

## £274,000

60 Catisfield Road, Milton,  
Southsea, PO4 8NJ.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This attractive three-bedroom bay and forecourt home could make for the perfect family property. Ideally positioned close to local amenities and just a short stroll from Milton Park, the house offers generous and versatile living spaces. The bright and airy front living room is enhanced by a large bay window, while the modern fitted kitchen sits at the heart of the home. To the rear, a second reception room is currently arranged as a formal dining area and opens through to a conservatory, providing a wonderful spot to enjoy views over the enclosed, west-facing garden. A convenient downstairs W.C completes the ground floor. Upstairs, there are three well-proportioned bedrooms, with the master benefitting from a built-in wardrobe, alongside a sleek and contemporary shower room. This home is ready to welcome its next owners and offers both comfort and practicality in equal measure. We highly recommend an internal viewing to truly appreciate all that's on offer. For further information or to arrange your appointment, 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, PO4 8DS**



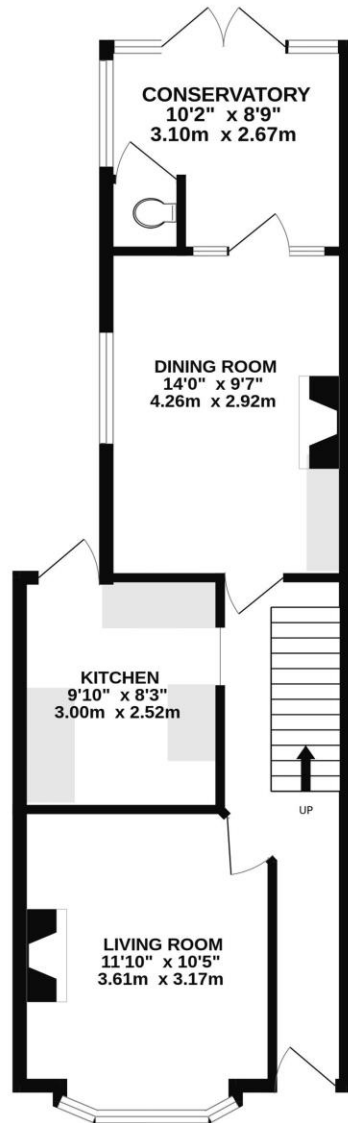




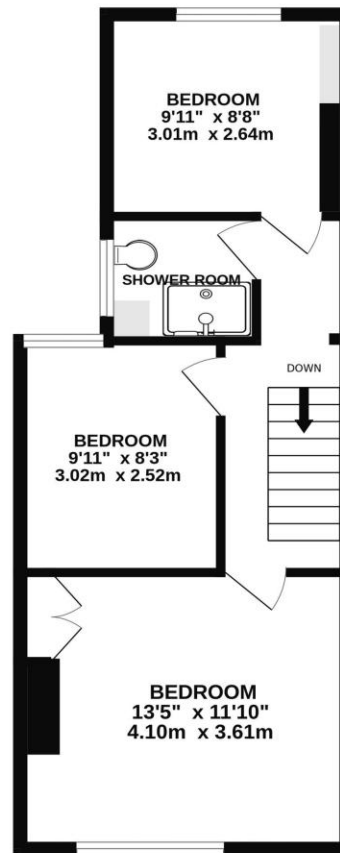




GROUND FLOOR



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		88   B
69-80	C		
55-68	D	61   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.