



92 Lawson Road, Southsea

Offers in Region of £220,000

 chinneckshaw



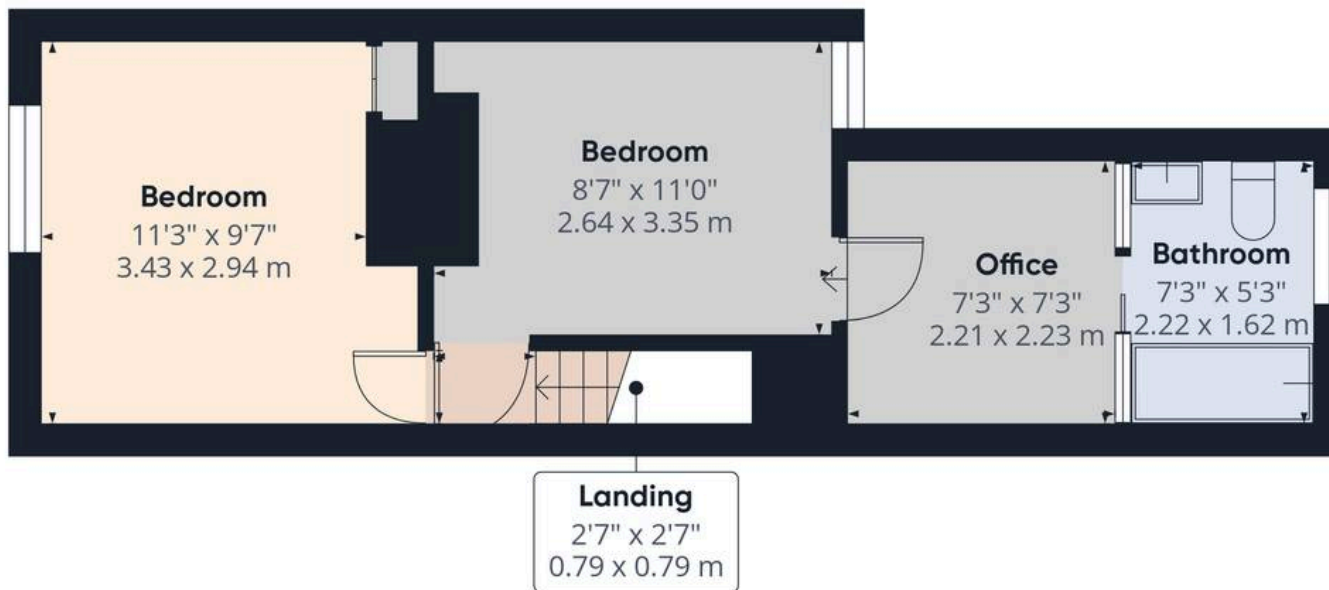
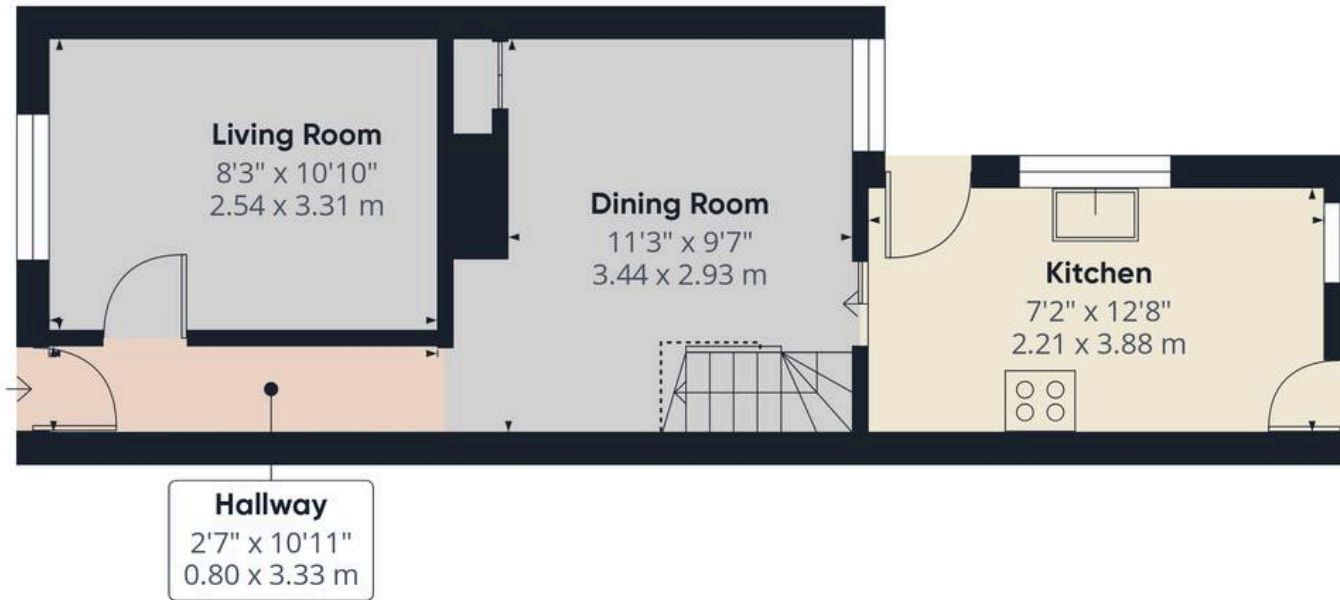
## 92 Lawson Road

Southsea

Step inside this welcoming two-bedroom terraced home, perfect for first-time buyers or investors alike. The spacious lounge offers a comfortable space to relax, while the well-proportioned kitchen provides ample storage and workspace for everyday living. Upstairs are two comfortable bedrooms, along with the main bathroom, while a convenient downstairs WC adds extra practicality. A standout feature is the versatile additional room accessed from one of the bedrooms, ideal as a home office, dressing room, nursery, or hobby space. The neutral décor throughout creates a blank canvas, ready for a new owner to make their mark. Well positioned for commuters, the property offers excellent access to transport links and road networks, making daily travel straightforward. Offering flexible living space, convenience, and excellent potential, this is a fantastic opportunity for those stepping onto the property ladder or investors seeking a low-maintenance addition to their portfolio in a well-connected and sought-after location.

**Material Information** • Tenure: Freehold • Council Tax: Band B • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Floor 1

**Approximate total area<sup>(1)</sup>**

637 ft<sup>2</sup>

59.3 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Chinneck Shaw

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