



**FOR SALE**

**£210,000**

52 Winchester Road, Buckland,  
Portsmouth, PO2 7PT.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

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ROSE**

## PROPERTY DESCRIPTION

This attractive and well-presented terraced home on Winchester Road boasts a fantastic south-facing rear garden extending over 50ft and could make for a superb first-time purchase or an excellent home for those looking to enjoy both character and outdoor space. Well maintained by the current owners, the property offers bright, welcoming accommodation throughout and plenty of potential for a new owner to make it their own. Upon entering through the porch, you're greeted by a delightful living room, filled with natural light and providing a comfortable space to relax and unwind. This flows through to a spacious secondary reception room, ideal as a formal dining area and a great space for entertaining family and friends. Beyond this is a fitted kitchen, while a bathroom is conveniently positioned to the rear of the property. Accessed from the dining room is a useful lean-to, providing additional storage space and direct access to the garden. One of the standout features of the home is undoubtedly the impressive rear garden, enjoying a sunny southerly aspect and extending over 50ft in length. Beautifully maintained, it offers plenty of room for outdoor dining, gardening and entertaining, whilst also benefiting from a versatile workshop/bar/studio at the rear, perfect for those working from home, pursuing hobbies, or simply looking for a unique entertaining space. The first floor provides two generous double bedrooms, both bright and spacious, offering comfortable accommodation and ample room for furnishings. Combining well-proportioned living space with a wonderful rear garden, this charming home has a great deal to offer. We highly recommend an internal viewing to fully appreciate everything on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

### Material Information:

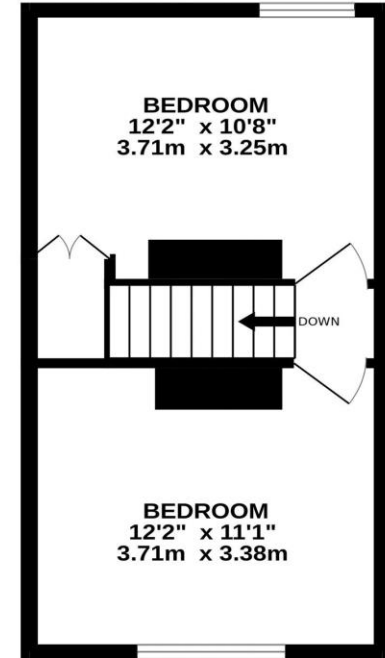
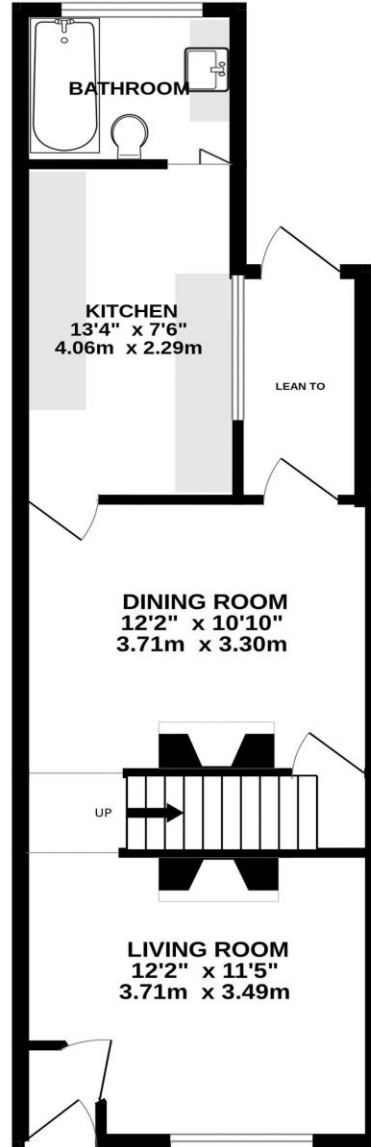
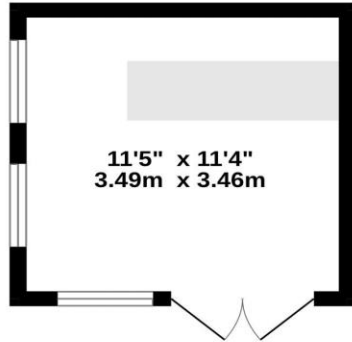
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.