



FOR SALE

£220,000

96 Guildford Road,
Portsmouth, PO1 5EB.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stylish two bedroom terraced property, complete with a large four-piece first floor bathroom, is conveniently located close to local amenities and would make an ideal first-time purchase or family home. Situated on Guilford Road in Fratton, the property offers two separate reception rooms on the ground floor, including a lounge with a feature fireplace and a generous storage cupboard. Moving through the home is a modern fitted kitchen with access to a ground floor W.C. and a separate utility space, providing practical day-to-day functionality. The first floor then offers two well-proportioned bedrooms, with the master benefitting from built-in wardrobes, along with additional storage on the landing and a wonderful, stylish four-piece bathroom suite. Externally, the property enjoys a delightful west-facing rear garden, plus a large store/workshop to the rear with pedestrian access. In our opinion, this is a fantastic home and we highly recommend an internal viewing to fully appreciate all that it 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)



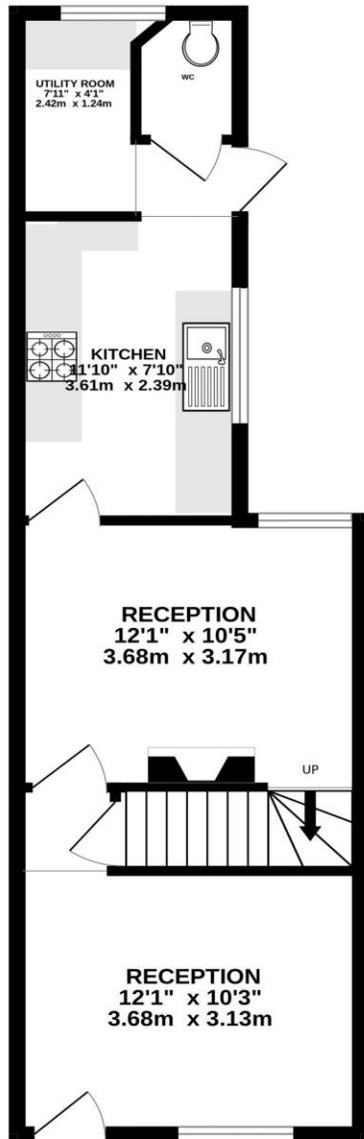
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131 Winter Road, Southsea, P04 8DS

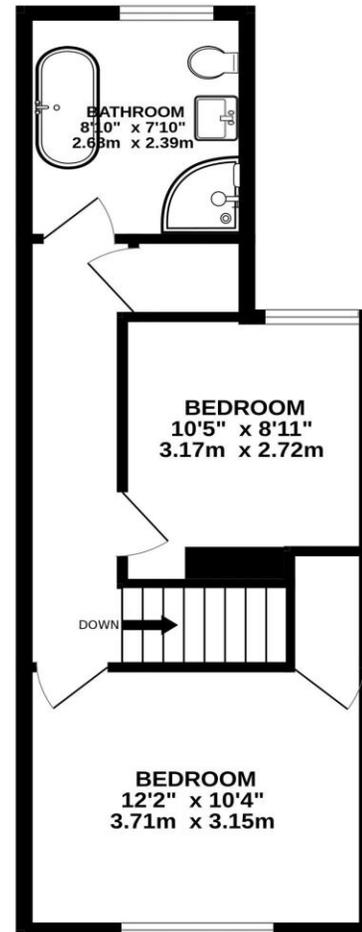




GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.