

£235,000
61 Lawson Road
Southsea, PO5 1SD



TWO BEDROOM HOME WITH SOUTH FACING GARDEN & NO CHAIN! This traditional terraced home is located along Lawson Road, a popular residential location which is in close proximity to Fratton train station and walking distance of central Southsea. The ground floor accommodation briefly comprises; entrance hall, separate living room, fitted bathroom, dining room which opens through to the fitted kitchen. The first floor offers two double bedrooms, with the addition of a loft room with skylight window. A real benefit for the home is the southerly aspect, mature garden which can be found to the rear. With no forward chain, gas central heating and double glazing, we feel this would make an ideal purchase for owner occupiers or investment purchasers. To arrange your viewing, please call the Southsea office at your earliest opportunity.





ENTRANCE Double glazed door to:-

HALLWAY Stairs to first floor landing, laminate flooring, door to:-

DINING ROOM 10' 5" x 13' 1" (3.18m x 4.01m) Double glazed window to rear elevation, laminate flooring, radiator, exposed brick fireplace, opening to kitchen, door to:-

LOUNGE 13' 1" x 10' 0" (4.00m x 3.07m) Double glazed window to front elevation, carpeted, radiator.

KITCHEN 11' 3" x 7' 4" (3.43m x 2.26m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit, electric oven, gas hob with extractor hood over, spaces and plumbing for washing machine and dishwasher, spaces for under counter fridge and freezer, wall mounted boiler, door to:-

BATHROOM 6' 11" x 7' 2" (2.11m x 2.20m) Panel enclosed bath with thermostatic mixer and fixed shower attachment over, pedestal mounted wash basin, low level WC, tiled to principal areas and tiled flooring, dual aspect double glazed window.

FIRST FLOOR LANDING Doors to both bedrooms.

BEDROOM ONE 10' 5" x 13' 3" (3.19m x 4.04m) Double glazed front elevation, carpeted, radiator, built-in wardrobes.

BEDROOM TWO 10' 7" x 13' 1" (3.23m x 4.01m) Double glazed window to rear elevation, carpeted, radiator, stairs to loft room.

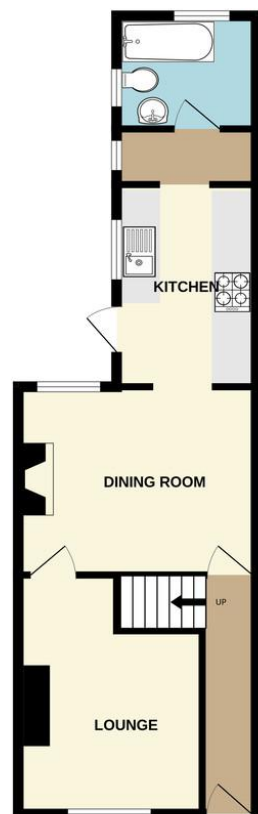
LOFT ROOM 12' 2" x 13' 2" (3.71m x 4.03m) Skylight window to rear elevation.

GARDEN Laid to lawn, south facing, paved area, wooden shed, enclosed by wooden fencing.

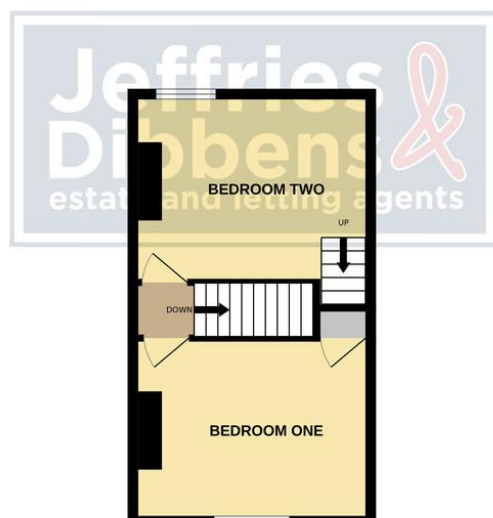
N.B. The vendor has informed us that the ground floor of the property had a Chemical Damp Proof Course professionally installed less than a year ago (with a transferrable 20 year guarantee).



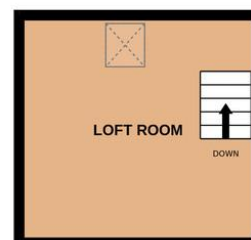
GROUND FLOOR



FIRST FLOOR



LOFT ROOM



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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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