



FOR SALE

£270,000

97 Mafeking Road,
Southsea, PO4 9BG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

LAWSON
ROSE

PROPERTY DESCRIPTION

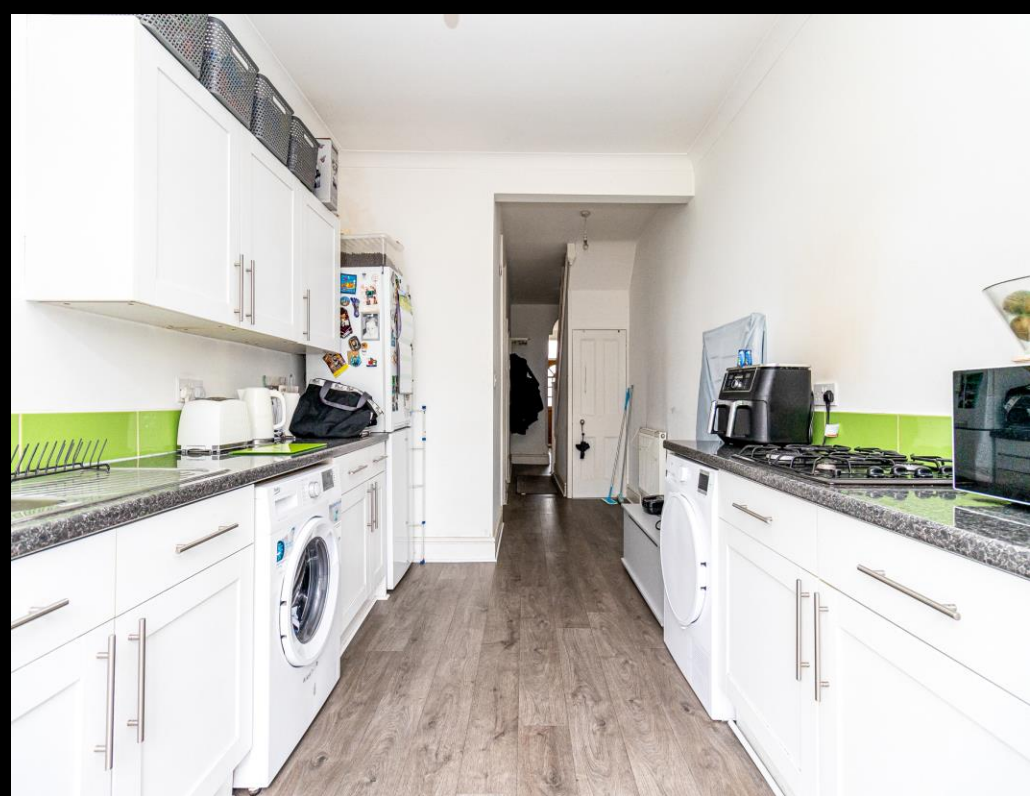
This well-presented three-bedroom, bay & forecourt property is conveniently located close to the popular amenities of Winter Road and is offered to the market with no forward chain—making it an excellent opportunity for a range of buyers. Situated on Mafeking Road in Southsea, the property offers bright and well-proportioned accommodation throughout. Upon entering, the hallway leads through to a spacious, light and airy open-plan lounge/dining area, creating a fantastic sociable space ideal for both everyday living and entertaining. The ground floor also benefits from a convenient W.C. and a fitted kitchen, with French doors opening directly onto a low-maintenance rear garden, measuring approximately 20ft—perfect for enjoying outdoor space with minimal upkeep. Upstairs, the first floor provides three well-sized bedrooms, all of which can comfortably accommodate a double bed, along with a fitted family bathroom suite. In our opinion, this is a fantastic opportunity to acquire a well-located home with great potential, offered with no onward chain. We highly recommend an internal viewing to fully appreciate the space and versatility on offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

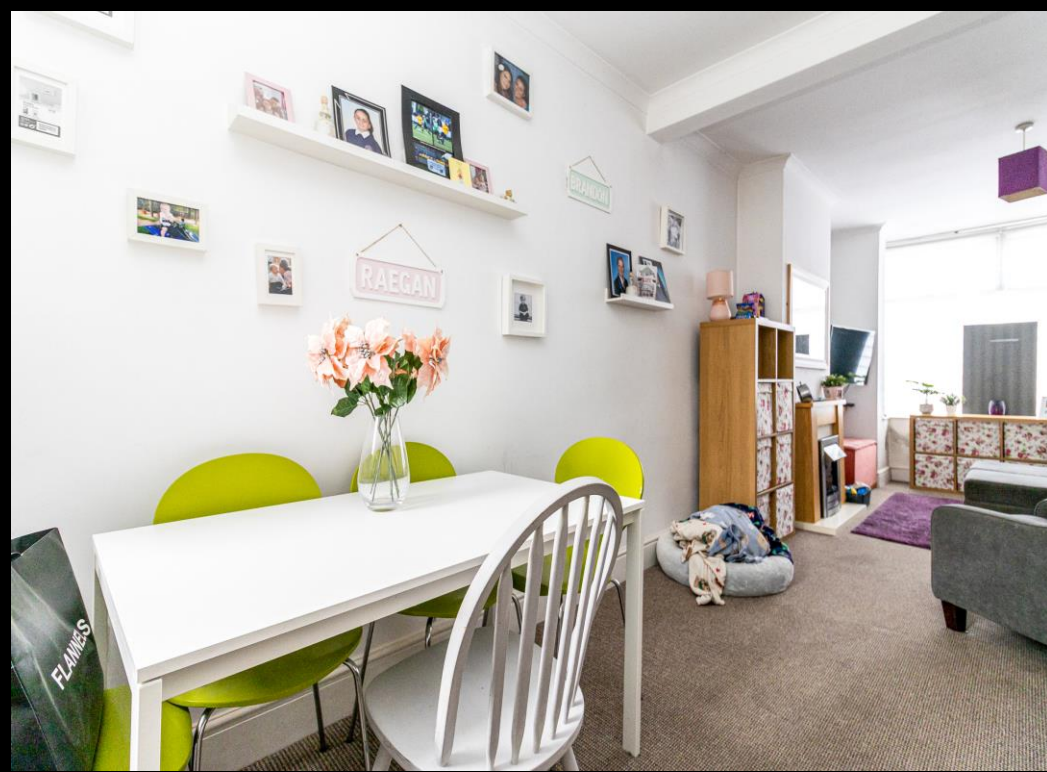
Material Information:

- 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: 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)

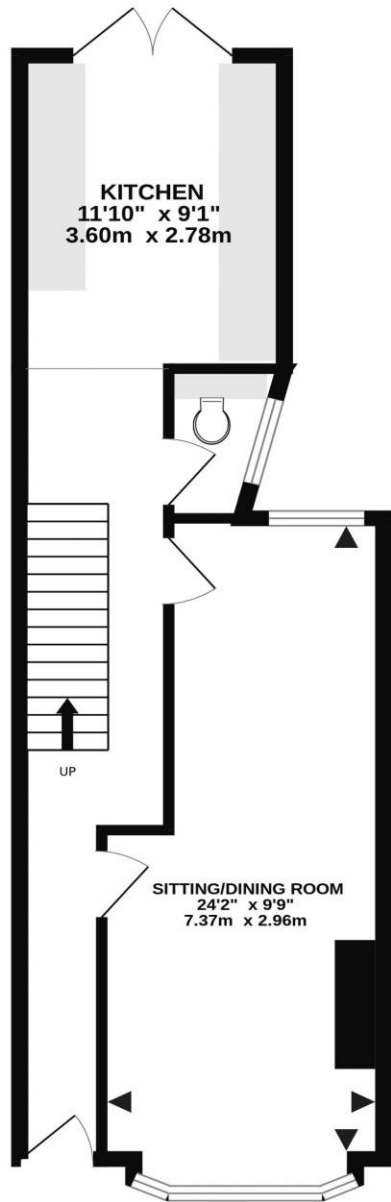


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

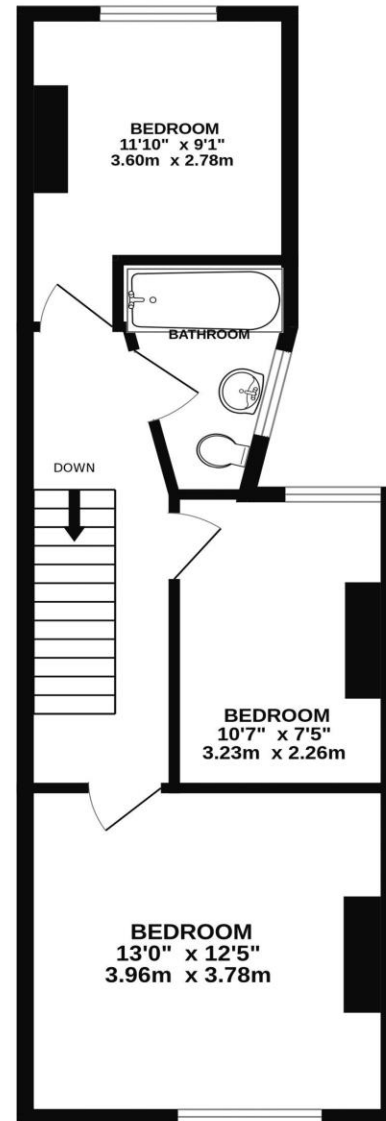




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	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.

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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