



FOR SALE

£240,000

41 Talbot Road,
Southsea, PO4 0HA.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This attractive three-bedroom terraced home in the heart of Southsea offers stylish, flexible living arranged over three well-proportioned floors and is ready for its next owners to move straight in. Positioned on the popular Talbot Road, the property has been cleverly reconfigured to create a bright and spacious open-plan living environment that flows seamlessly into a sleek, modern fitted kitchen — a perfect setting for entertaining or relaxed everyday living. To the rear, a contemporary bathroom suite leads out to an enclosed, low-maintenance west-facing garden, ideal for enjoying afternoon and evening sun, with the added benefit of a handy side lean-to for practical storage. The first floor provides two generous double bedrooms, with the main bedroom enjoying built-in storage. A further staircase rises to the second floor where the third bedroom is located, offering an excellent guest room, home office or peaceful main bedroom retreat. Offered with no forward chain, this superb home combines location, layout and lifestyle. For further information or to arrange your viewing, please contact the Lawson Rose sales office today.

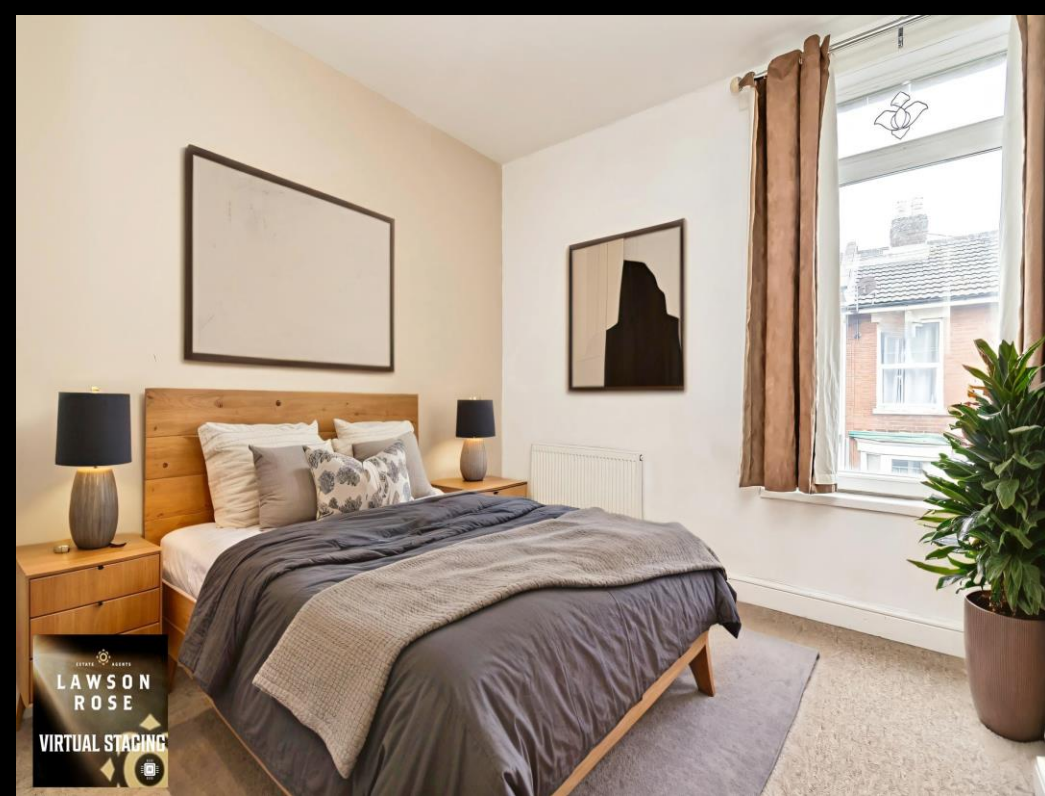
Material Information:

- 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)



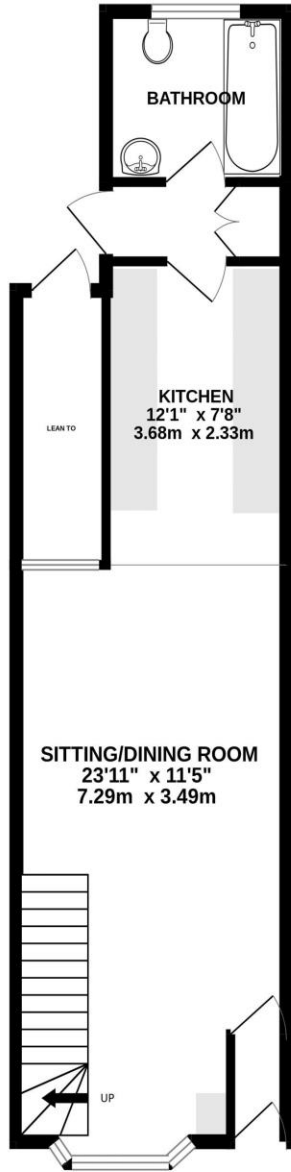
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

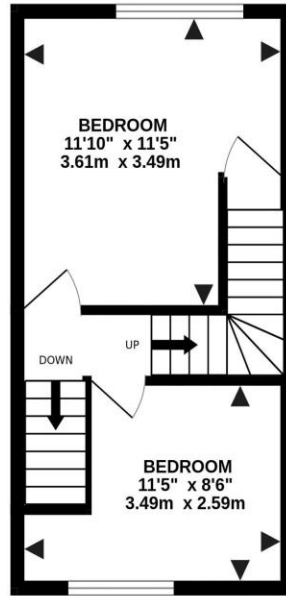




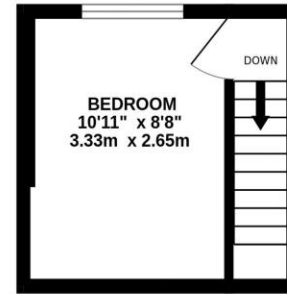
GROUND FLOOR



1ST FLOOR



2ND FLOOR



41 Talbot Road, PO4 0HA

Energy rating **D**

Valid until 26.09.2032

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 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.