



FOR SALE

£250,000

30 Maxwell Road,
Southsea, PO4 9DP.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

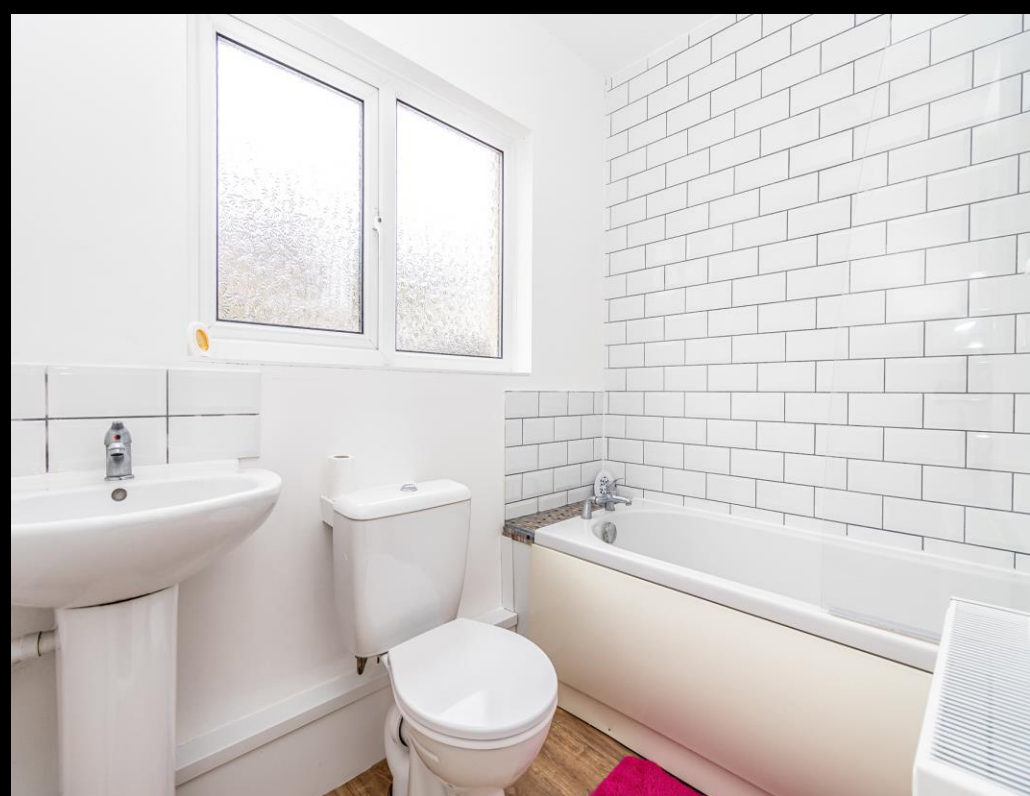
This immaculately presented, two-bedroom bay & forecourt property, situated in a popular and well-established pocket of PO4, could make for an ideal first-time purchase or investment opportunity, and is offered to the market with no forward chain. Located on Maxwell Road in Southsea, the property offers well-balanced and thoughtfully arranged accommodation throughout. Upon entering, you are welcomed by an inviting hallway which leads into a spacious living room, enhanced by a large bay window that allows for an abundance of natural light. There is also a secondary reception room, perfectly suited as a formal dining area, home office or additional living space, complete with a useful built-in storage cupboard. Moving through the home, there is a stylish, modern fitted kitchen/breakfast room, offering ample worktop and storage space, making it both practical and ideal for everyday use. This in turn leads through to a contemporary fitted bathroom suite, finished to a clean and modern standard. The first floor then provides two generous double bedrooms, both tastefully presented and benefiting from built-in wardrobes, creating comfortable and functional living spaces. Externally, the property enjoys an enclosed, low-maintenance rear garden measuring approximately 24ft, providing a pleasant outdoor space ideal for relaxing or entertaining, without the upkeep of a larger garden. Overall, this is a fantastic home, neutrally decorated throughout and ready for its next chapter, offering a great blend of character, comfort and practicality. We highly recommend an internal viewing to fully appreciate all that is 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)

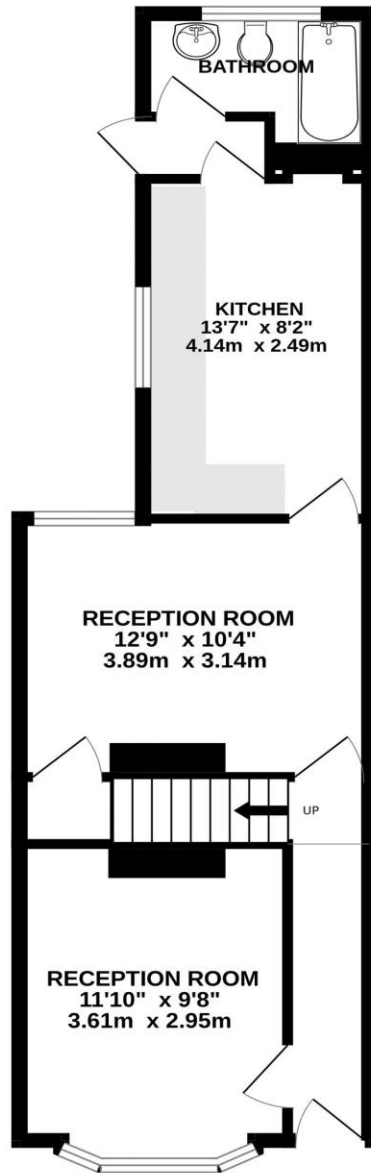


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

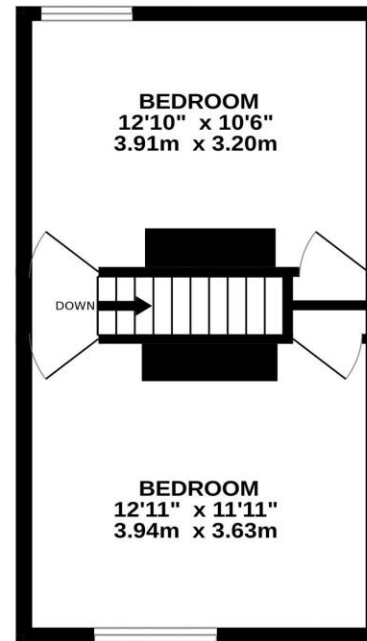




GROUND FLOOR



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.