



**FOR SALE**

**£270,000**

2 Hollam Road, Milton,  
Southsea, PO4 8NZ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

LAWSON  
ROSE

## PROPERTY DESCRIPTION

This three bedroom, end of terrace, bay & forecourt property, located in a popular residential area of Milton, could make for an ideal first-time purchase or family home. Well-positioned on Hollam Road, the property offers generous living space throughout and plenty of potential for those looking to settle into a well-proportioned home. Upon entering, you're welcomed into a bright and spacious living room, enhanced by a large bay window that fills the room with natural light. There is a secondary reception room which would work perfectly as a formal dining area or additional living space, offering flexibility to suit a variety of needs. To the rear, a fitted kitchen/breakfast room provides a practical and sociable space, which then flows through to a useful lean-to/conservatory — ideal as a utility area or for additional storage.

The first floor provides three well-sized double bedrooms, all offering comfortable accommodation, alongside a fitted bathroom suite. Externally, the property continues to impress with a generous west-facing rear garden, measuring approximately 35ft. The garden is low maintenance and enjoys plenty of afternoon and evening sun, making it perfect for relaxing or entertaining. To the rear of the garden is a substantial brick-built workshop/studio, offering excellent potential for a home office, hobby space or additional storage. In our opinion, this is a great opportunity in a sought-after location, and we highly recommend an internal viewing to fully appreciate all that's 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



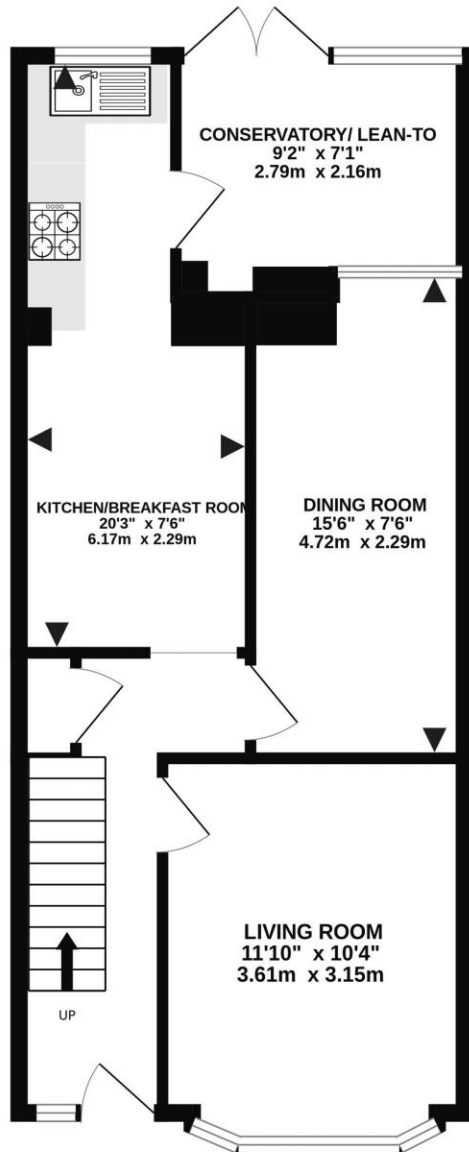
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, P04 8DS**

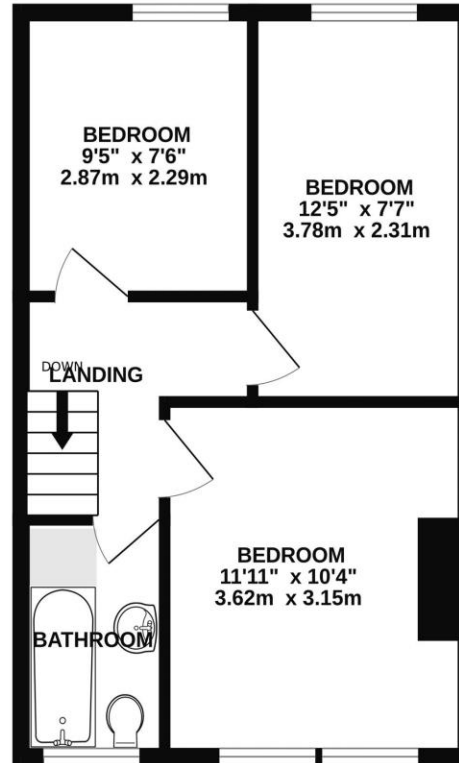




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   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.