



FOR SALE

£240,000

82 Clive Road, Fratton,
Portsmouth, PO1 5JP.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This beautifully presented three-bedroom, bay and forecourt terraced property is situated in a popular residential location in Fratton, conveniently positioned close to local amenities, well-regarded schools and excellent transport links. Having been thoughtfully updated and modernised by the current homeowner in recent years, this charming home could make for an ideal first-time purchase or family home and is offered to the market with the added benefit of no forward chain. Upon entering, you're welcomed into a bright and spacious living room, enhanced by a large bay window that floods the room with natural light, alongside an attractive feature fireplace that creates a warm and inviting focal point. Moving through the property is a second reception room, currently utilised as a dining space, providing a versatile area that's perfect for both everyday family living and entertaining guests. To the rear of the property is a stylish fitted kitchen, offering ample worktop and storage space, together with a modern fitted bathroom suite. The first floor hosts three generously sized bedrooms, all of which can comfortably accommodate a double bed, making the home particularly appealing for growing families or those requiring additional space to work from home. Each room is well presented and naturally decorated, creating a light and airy feel throughout. Externally, the property continues to impress with a well-maintained, low-maintenance south-facing rear garden measuring approximately 20ft. A wonderful suntrap throughout the day, it's an ideal space for relaxing, outdoor dining or entertaining family and friends during the warmer months. Offering spacious accommodation, modern décor and a highly convenient location, this is a property that must be viewed internally to fully appreciate everything it has to 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)

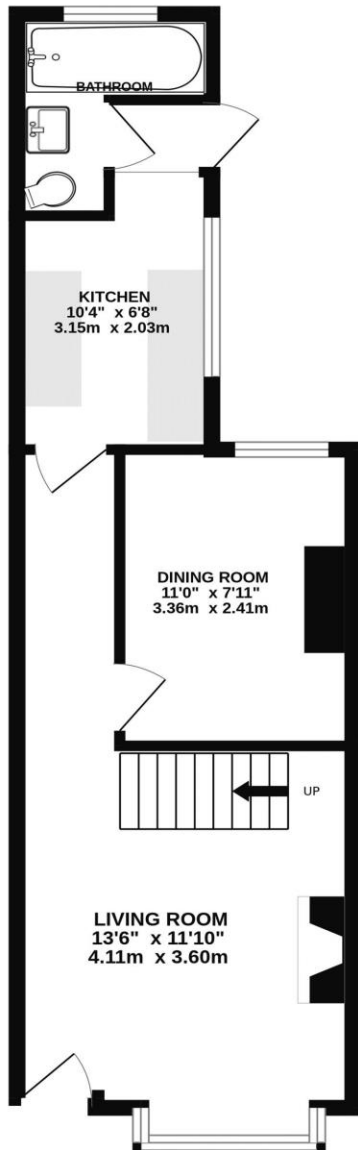


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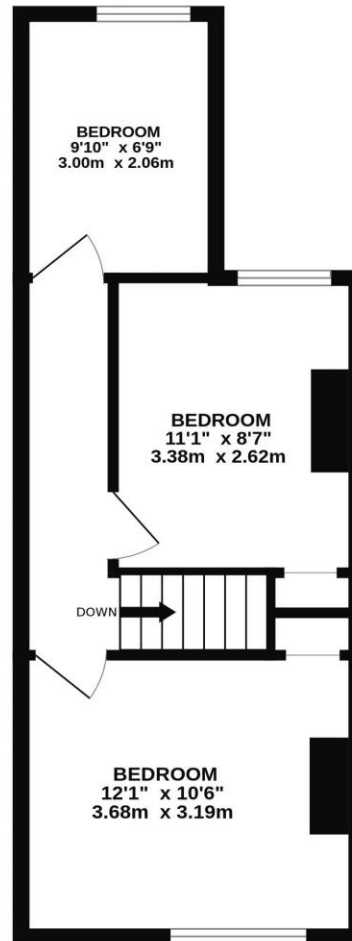




GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.