



FOR SALE

£300,000

87 Ringwood Road,
Southsea, PO4 9JJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This well-presented three-bedroom, bay & forecourt property is conveniently situated close to the local amenities of Eastney Road and just moments from Bransbury Park. Offered with no forward chain, the home could make for an excellent first-time purchase or family home in a popular Southsea location. Situated on Ringwood Road, the property provides bright and spacious accommodation throughout. Upon entering, there is a generous open-plan lounge/dining space, beautifully enhanced by a large bay window and feature fireplace, creating a warm and inviting setting that is ideal for both relaxing and entertaining. To the rear of the property is a stylish fitted kitchen, offering ample storage and worktop space, with sliding doors opening directly out onto the enclosed west-facing rear garden, allowing for a seamless connection between indoor and outdoor living. The first floor then provides three well-proportioned bedrooms, alongside a contemporary modern bathroom suite, all presented in good decorative order throughout. In our opinion, this is a fantastic opportunity to acquire a comfortable and well-located home with spacious accommodation and excellent convenience to nearby amenities and green spaces. We highly recommend an internal viewing to fully appreciate everything the property 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

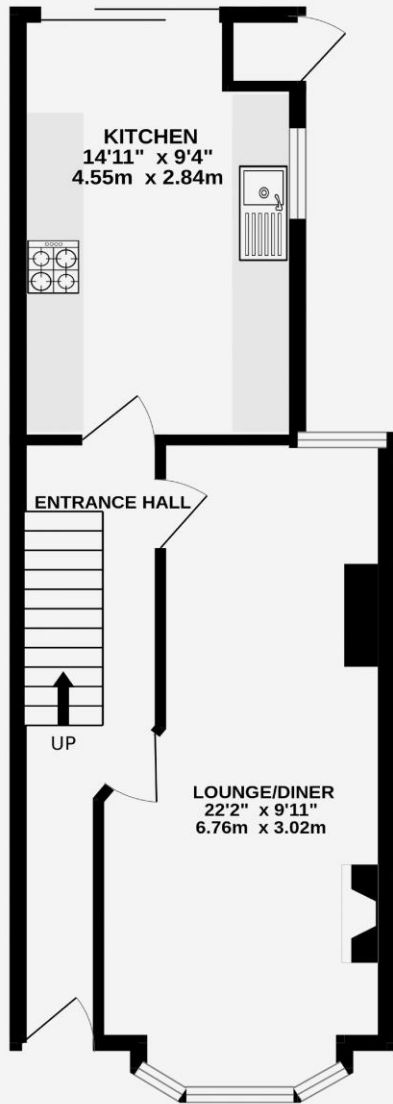


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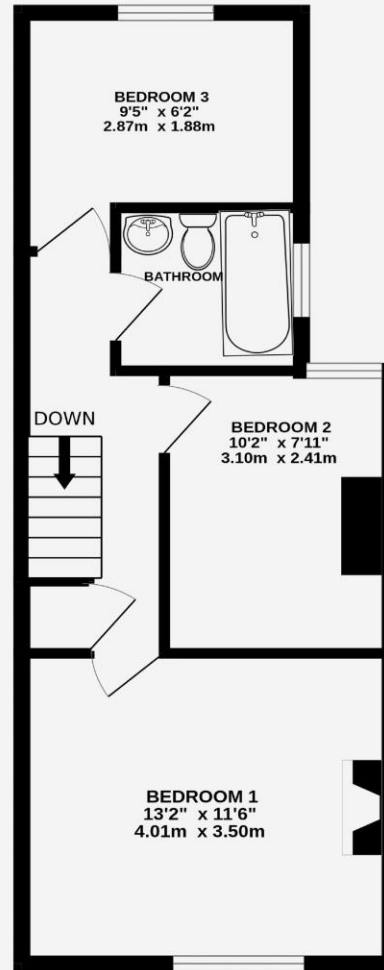




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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.