



FOR SALE

Offers in Excess of £215,000

11 Trevor Road,
Southsea, PO4 0LW.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This delightful two-bedroom terraced property, situated in the heart of Central Southsea, could make for a fantastic first-time purchase. Conveniently located on Trevor Road, the home is just moments from a wealth of local amenities, the vibrant Albert Road and a variety of popular cafés, bars and restaurants. Well-presented throughout, the property provides a bright and spacious open-plan living area, creating a wonderful space to relax, entertain and enjoy everyday living. The reception space flows seamlessly through to a modern fitted kitchen at the rear of the property, which offers direct access to the charming west-facing rear garden. The enclosed rear garden has been designed with low maintenance in mind and provides a peaceful and tranquil outdoor retreat, ideal for enjoying the afternoon and evening sunshine, dining al fresco or unwinding after a busy day. The first floor accommodation comprises a generous principal bedroom, a second bedroom that could equally serve as a home office or nursery, and a modern fitted bathroom suite. Properties in such a sought-after Central Southsea location are always popular, and given all that's on offer, we highly recommend an internal viewing to fully appreciate the accommodation and lifestyle this home provides. 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)

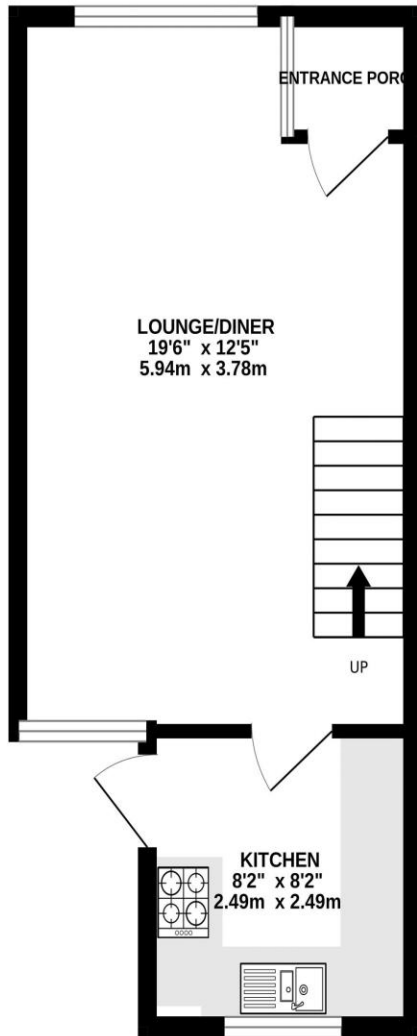


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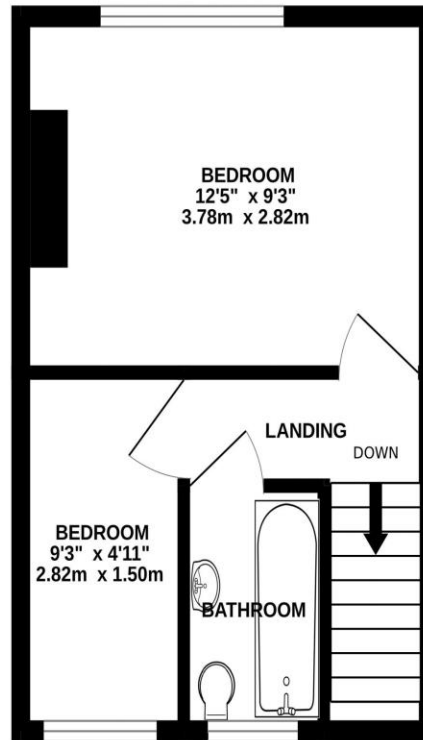




GROUND FLOOR



1ST FLOOR



11 Trevor Road, PO4 0LW

Energy rating

C

Valid until 13.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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.