



FOR SALE

£245,000

18 Methuen Road,
Southsea, PO4 9HH.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

LAWSON
ROSE

PROPERTY DESCRIPTION

This stylish and beautifully presented two-bedroom terraced property, situated in a popular residential pocket of Southsea, could make for a fantastic first-time purchase. Having been thoughtfully updated and modernised in recent years, the home offers a wonderful blend of contemporary living and characterful charm. Upon entering, a welcoming hallway leads through to a bright and naturally decorated living room, creating a warm and inviting space to relax. Beyond this is a stunning open-plan kitchen and dining area, thoughtfully designed to provide the perfect setting for both everyday living and entertaining family and friends. Double doors open out onto the well-maintained, low-maintenance enclosed rear garden, extending over 30ft and offering a delightful outdoor space to enjoy throughout the year. The first floor provides two well-proportioned bedrooms, both beautifully presented and benefiting from built-in wardrobes, maximising storage while maintaining a clean and stylish finish. Completing the accommodation is a contemporary fitted bathroom suite, finished to a high standard. Located within easy reach of local amenities, schools and transport links, this charming home is ready for its next owner to move straight into and enjoy. We highly recommend an internal viewing to fully appreciate everything 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)

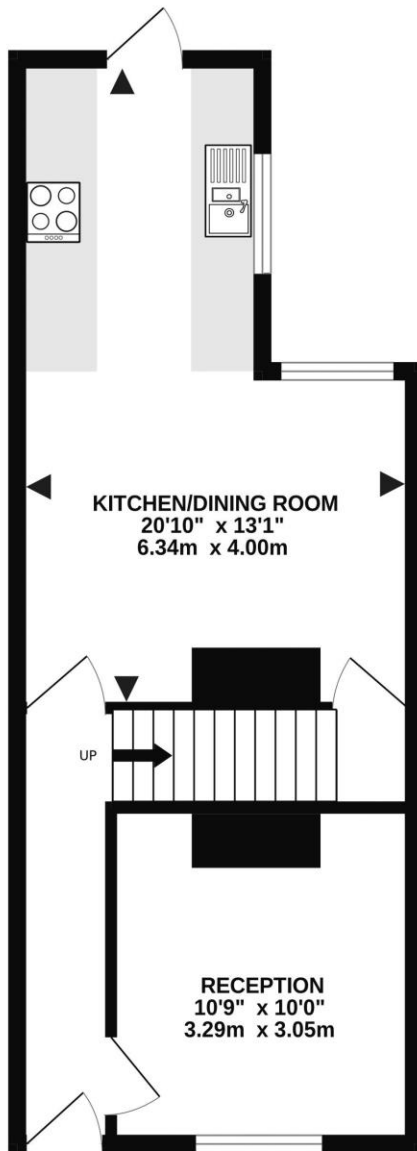


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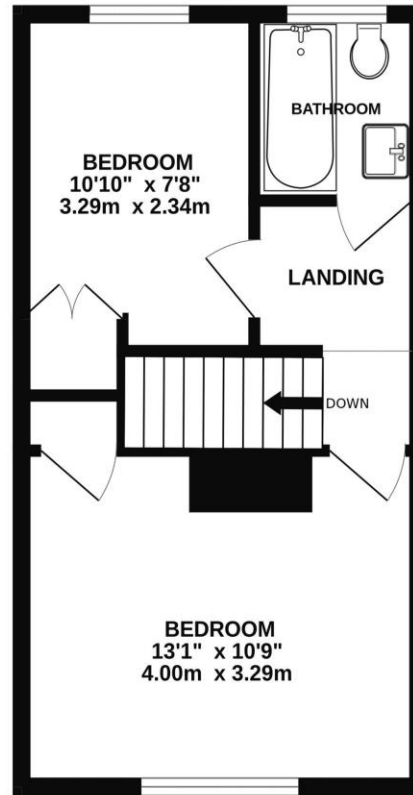




GROUND FLOOR



1ST FLOOR



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

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.
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