



FOR SALE

Offers in the Region Of £280,000

40 Frensham Road,
Southsea, PO4 8AF.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

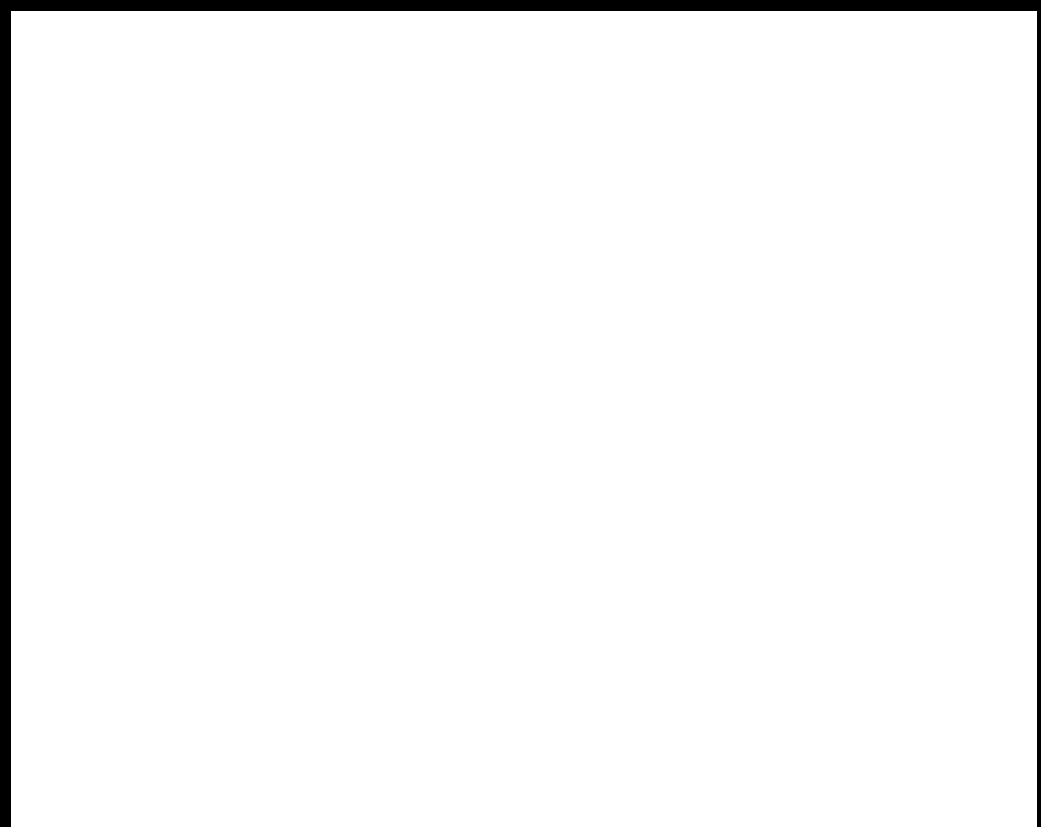
PROPERTY DESCRIPTION

Situated on one of Southsea's popular tree-lined roads, this wider-style family home is offered with no forward chain. The ground floor features an entrance hall, living room, dining room, kitchen, sun room, W/C and lean-to. Upstairs, there are three bedrooms and a family bathroom. Set in a quiet cul-de-sac location, the property is close to local amenities, schools and shops, with Fratton Railway Station just a short stroll away. To arrange an internal viewing, please contact Lawson Rose Estate Agents.

Material Information:

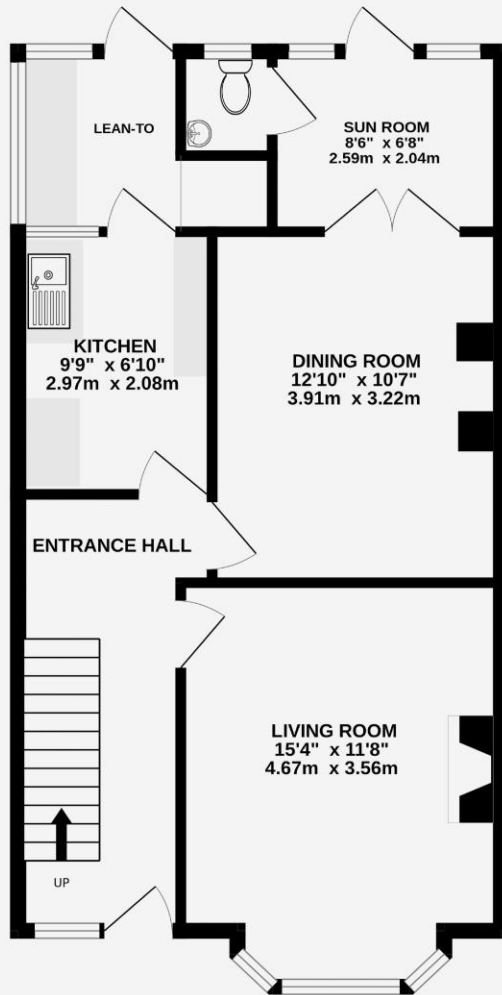
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas fire and Night Storage Heaters
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone 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)



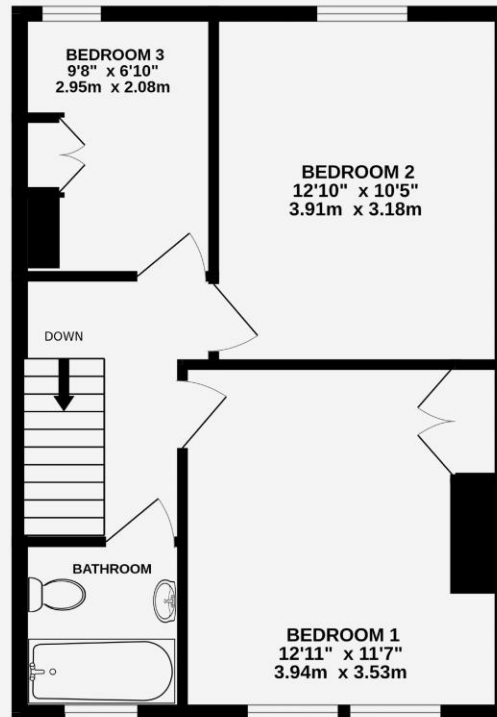


EPC

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.

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



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