

FOR SALE

£215,000

73 Londesborough Road,
Southsea, PO4 0EU.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

throughout. Upon entering, there is a spacious living room to the front of the home, complete with a feature fireplace that creates a warm and welcoming focal point. This space flows through into an open-plan kitchen/dining area, providing ample work surfaces, a range of fitted units and useful understairs storage, making it a practical and sociable space for both everyday living and entertaining. To the rear of the property is a modern fitted bathroom suite, whilst an additional lean-to area offers handy extra storage and access out to the enclosed rear garden. Upstairs, the first floor provides two generous double bedrooms, both tastefully presented and filled with natural light.

Externally, the property benefits from a well-maintained, enclosed west-facing rear garden extending to approximately 28FT, offering a great outdoor space to relax, entertain or enjoy the afternoon and evening sun. A fantastic opportunity for those looking to step onto the property ladder in a popular Southsea location. We highly recommend an internal viewing to fully appreciate all this home 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)

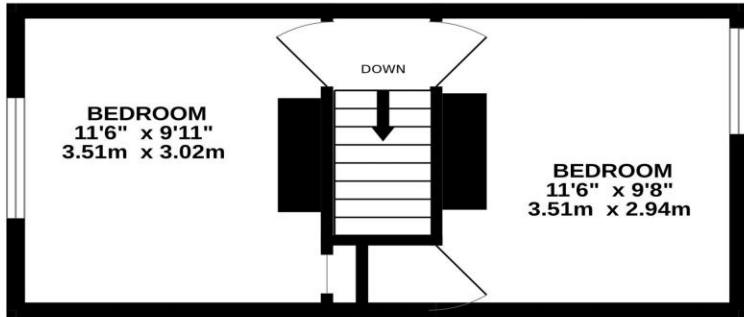


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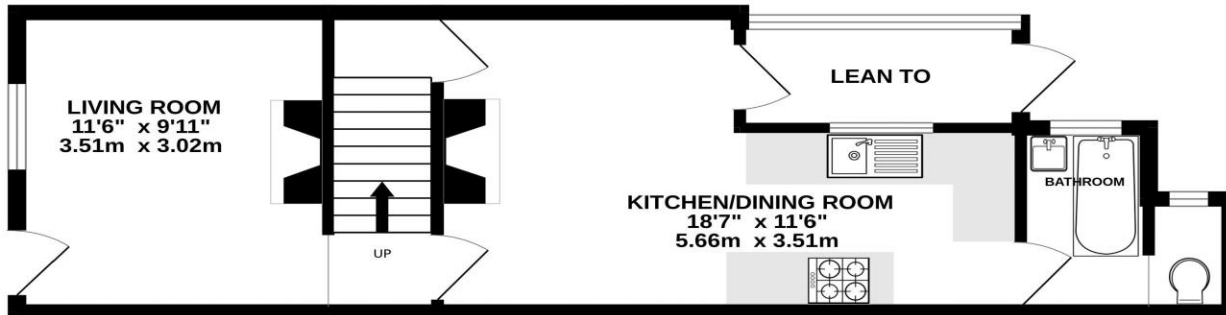




1ST FLOOR



GROUND FLOOR



71 Londesborough Road, PO4 0EU

Energy rating

C

Valid until 06.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.

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.