



FOR SALE

£230,000

103 Stamshaw Road, Stamshaw,
Portsmouth, PO2 8LJ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This immaculately presented two-bedroom bay and forecourt property is stylishly finished throughout and could make for an ideal first-time purchase or family home. Situated on Stanshaw Road in Stamshaw, the property is conveniently located close to local amenities and offers bright, spacious accommodation from the moment you step inside. Accessed via an inviting entrance porch, the home opens into a generous open-plan living and dining space, creating the true heart of the home and providing a wonderful setting for both relaxing and entertaining. To the rear is a contemporary fitted kitchen, complete with double doors that open directly onto the beautifully maintained, low-maintenance 22ft west-facing enclosed garden, perfect for enjoying the afternoon and evening sun. The first floor comprises two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobe/storage space, alongside a stylish modern family bathroom. Beautifully presented throughout, we highly recommend an internal viewing to fully appreciate everything this fantastic home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

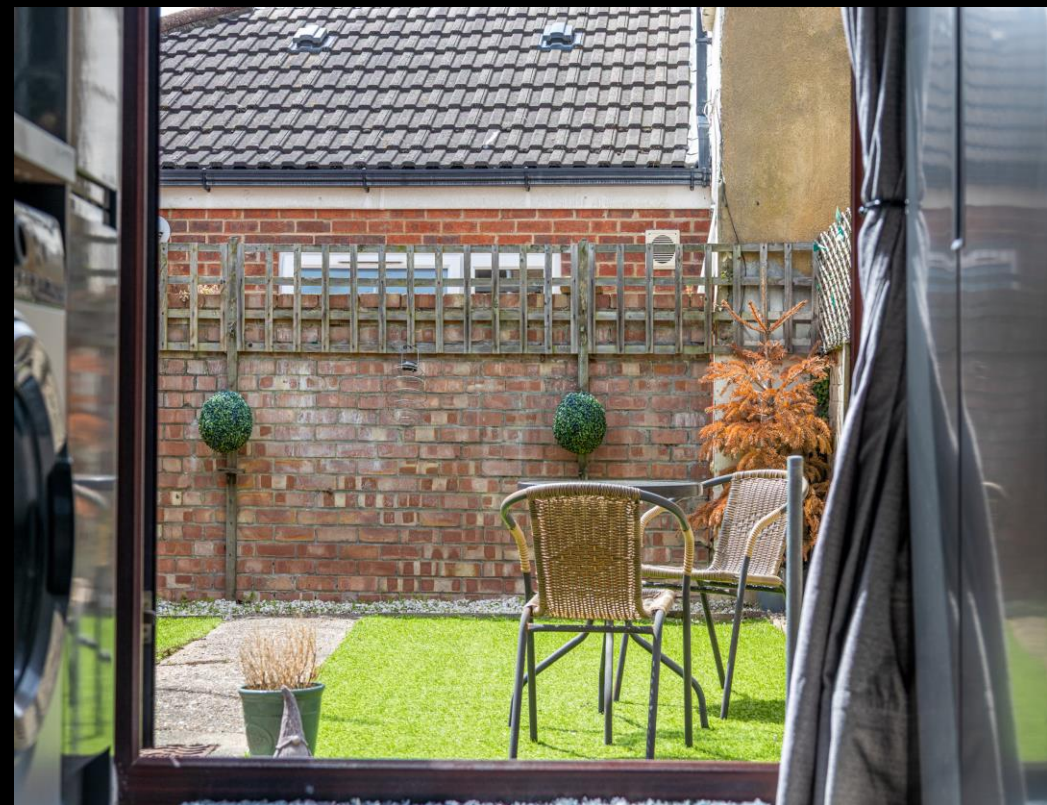
Material Information:

- 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)



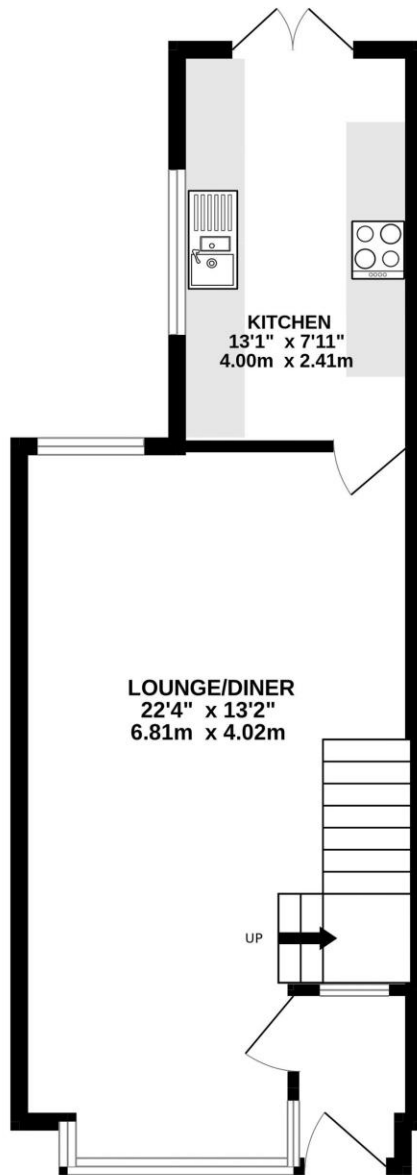
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

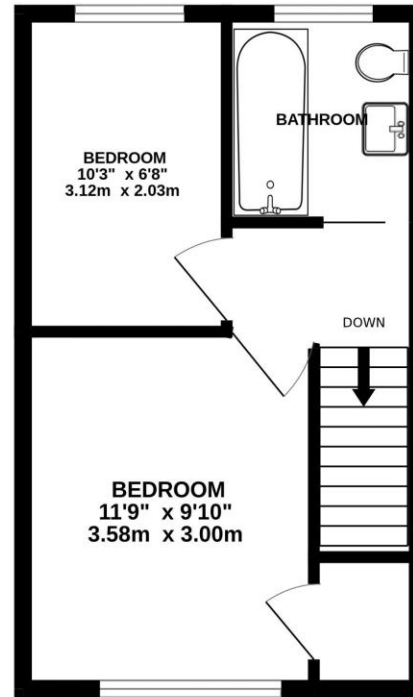




GROUND FLOOR



1ST FLOOR



103, Stamshaw Road, PO2 8LJ

Energy rating

C

Valid until 01.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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.