



# FOR SALE

## £315,000

68 Teddington Road,  
Southsea, PO4 8DB.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This well presented bay & forecourt property in the popular Teddington Road is now available to view with Lawson Rose. Potentially an ideal first time or family home in our opinion, the accommodation provides a living room with a large bay window, a secondary reception with under stair storage, plus a fitted kitchen leading to a side lean-to and downstairs W.C/ utility space. The first floor then provides three good sized bedrooms, two of which have built in cupboards, plus a stylish fitted bathroom suite. Additionally the property benefits from being double glazed and gas centrally heated, plus outside is a lawned well kept south facing rear garden. We highly recommend an internal viewing to appreciate all the property has to offer, for more information or to enquire on viewing arrangements, please contact one of our sales team today.

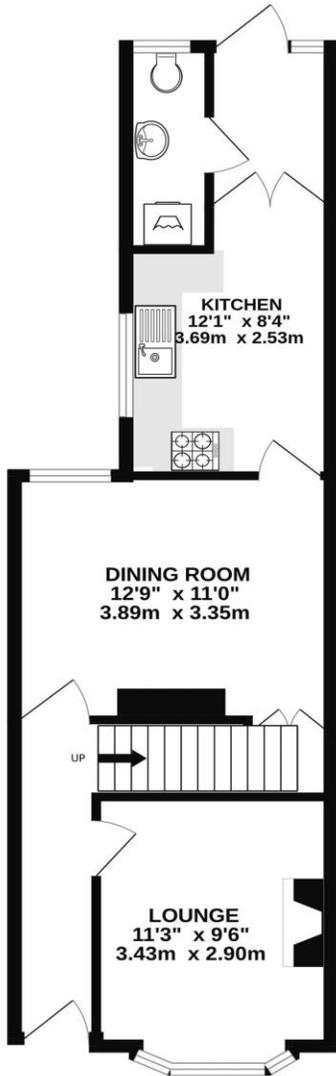
### Material Information:

- 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

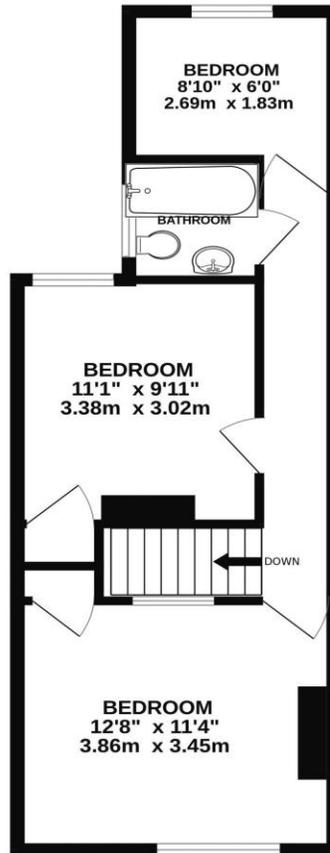




GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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.



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