



FOR SALE

Offers in Excess of £250,000

25 Blackfriars Road,
Southsea, PO5 4LN.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

"This three-bedroom terraced property in central Portsmouth could make for an ideal family home or investment and has off-road parking for one or two vehicles to the rear of the property. Located on Blackfriars Road, the home is close to local amenities, the city centre, and Portsmouth & Southsea train station, providing an open-plan living space that overlooks the south-facing rear garden. A modern fitted kitchen/breakfast room, large store/larder plus three good-sized bedrooms and the upstairs fitted bathroom suite. Additionally, the property is double-glazed and gas centrally heated, plus it's being offered with no forward chain! We highly recommend an internal viewing to appreciate all that's on offer, so for further information or to arrange the viewing, please contact the sales team on 02392 367779."

Material Information:

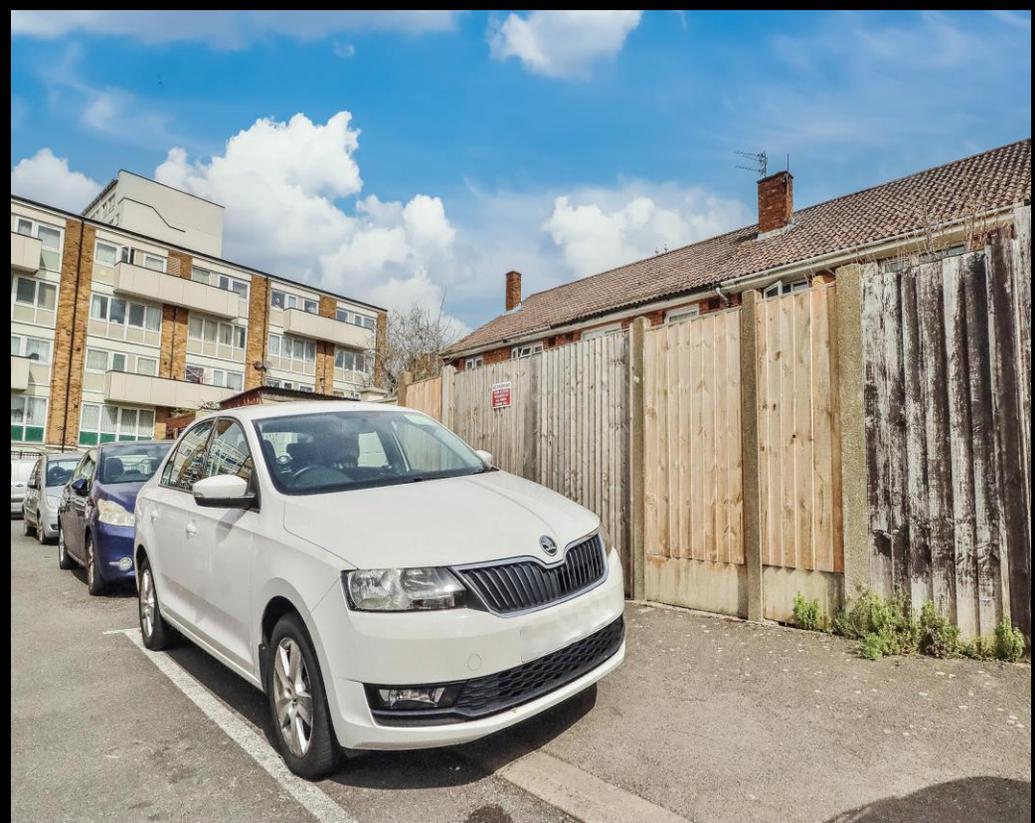
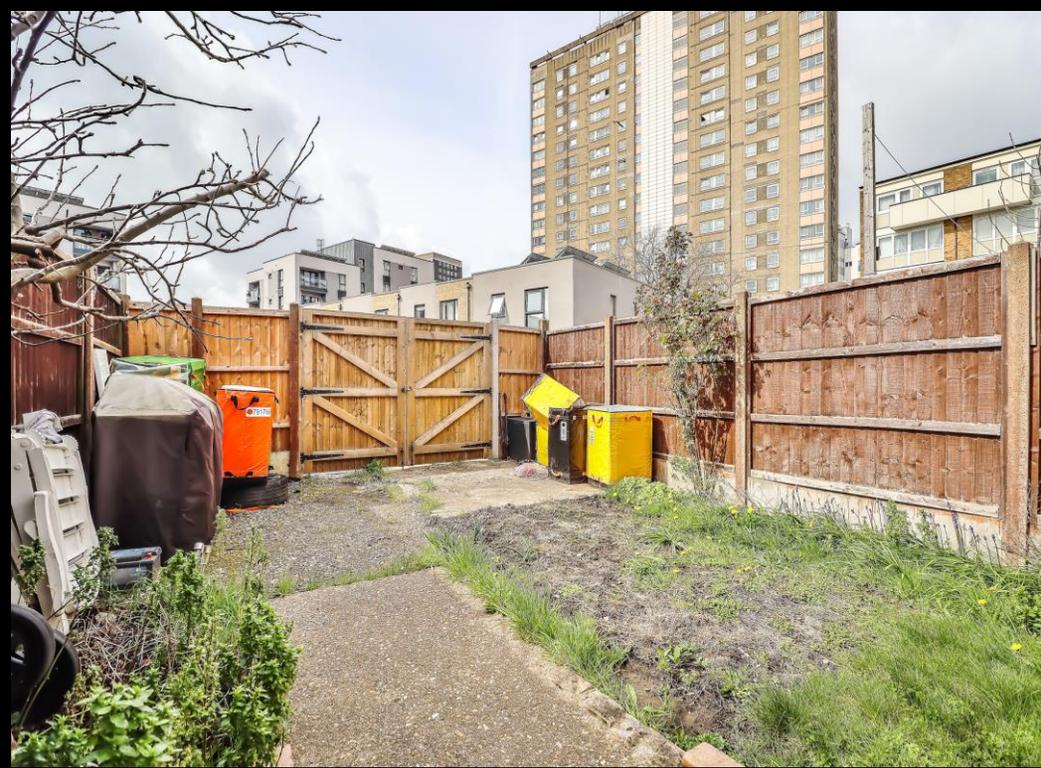
- Construction: Brick built
- Electricity Supply: Alternating Current
- Heating: Gas central Heating
- Water Supply: Mains water supply
- Sewage: Mains sewage
- Broadband: Standard, Superfast Fibre and Gfast fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Gated Off Road Parking & Land To Rear Of Property
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Knotweed: knotweed has previously been completely excavated and removed from property boundary. A guarantee backed by insurance claim available upon request.



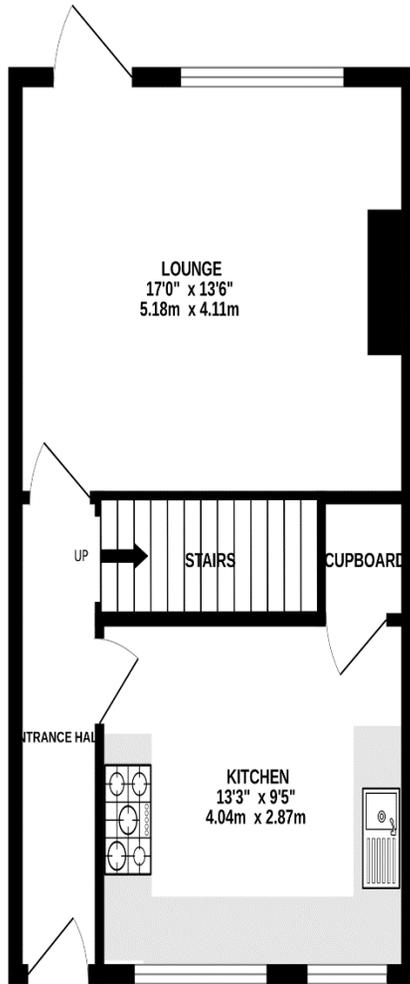
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

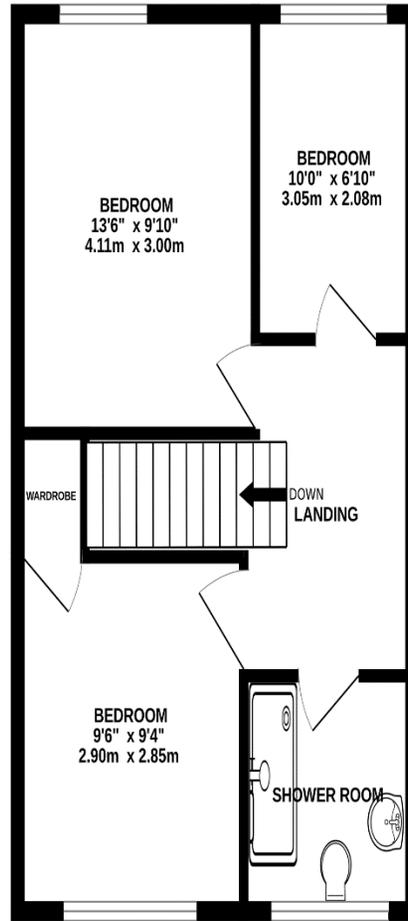




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 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.
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