



# FOR SALE

**£245,000**

31 Melrose Close, ,  
Southsea, PO4 8EZ.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This two bedroom terrace home in the popular Melrose Close has allocated off road parking, plus its being offered with no forward chain! Although it's in need of some modernisation, the property has great potential and could be ideal for those looking to put their 'own stamp' on a property. Upon entering, through the porchway is a spacious living room with a door leading to a fitted kitchen/ dining that overlooks the enclosed 32FT rear garden. The first floor then provides a fitted shower room and two bedrooms, the master of which has an array of built in wardrobes. Additionally the property is double glazed and gas centrally heated, plus there is rear pedestrian access to the garden from the car park. For all enquires or to book an appointment to view the home, 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 and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Allocated Parking Space To Rear Of property
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

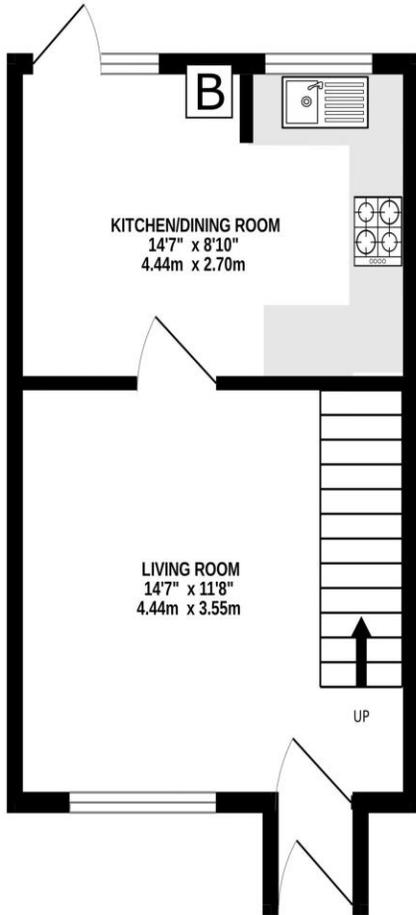


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

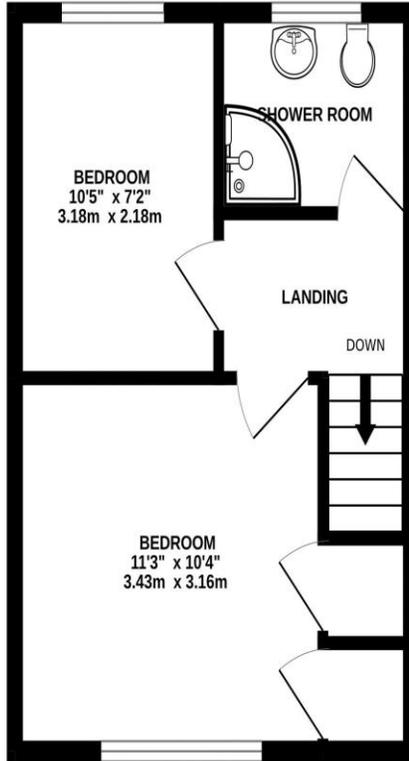




GROUND FLOOR



1ST FLOOR



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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