



ESTATE AGENTS  
**LAWSON  
ROSE**

**FOR SALE**  
**£280,000**  
4 Catisfield Road,  
Southsea, PO4 8NH.

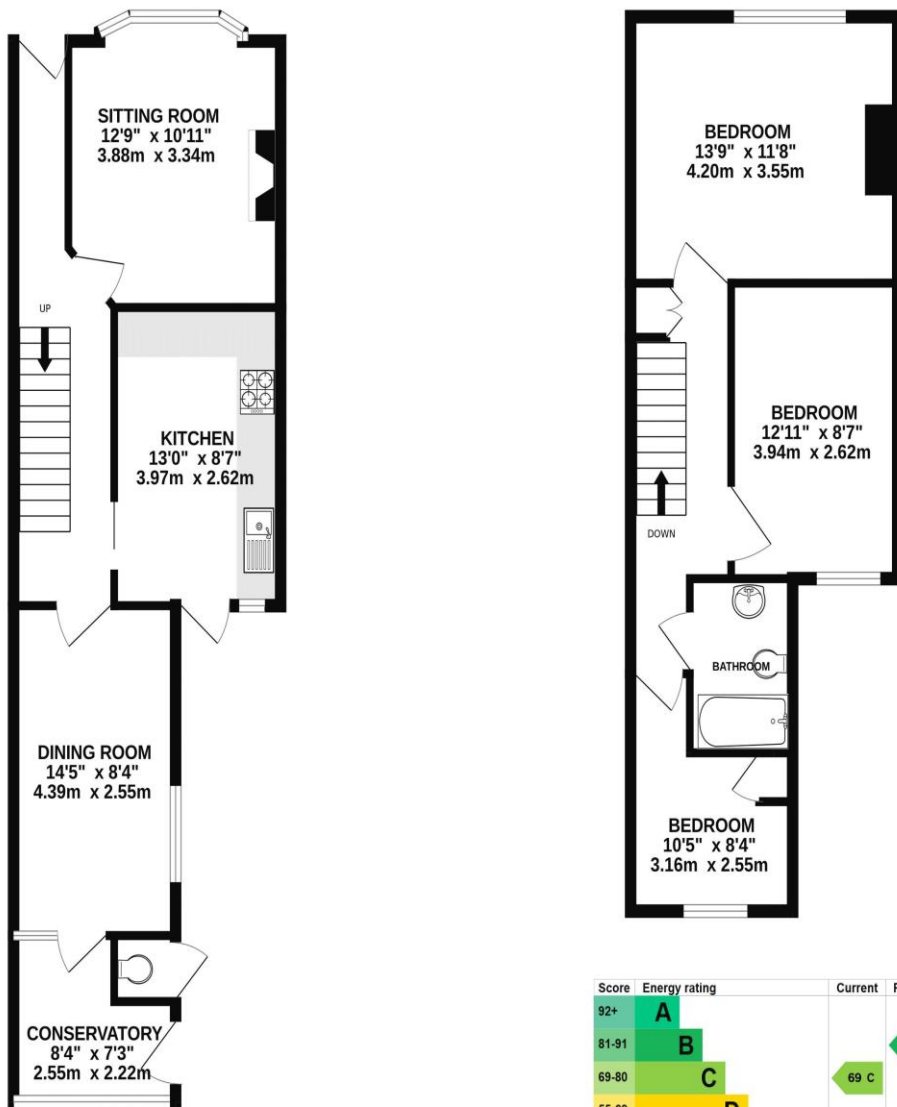
ESTATE  AGENTS

**LAWSON  
ROSE**



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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**£280,000**

**4 Catisfield Road,  
Southsea**

Lawson Rose are delighted to bring to the market this three bedroom, bay & forecourt property located in the popular Catisfield Road, Milton. Potentially an ideal family home, the property offers a sitting room with large bay window, a fitted kitchen/ breakfast room, rear dining room plus a rear lean/ too conservatory that overlooks the garden. The first floor then provides the three bedrooms, plus a stylish fitted bathroom suite. Additionally there is a outside W.C that has potential to be made internal, the garden enjoys a westerly facing aspect, plus there is rear pedestrian access at the property's rear. We highly recommend an internal viewing, so for further information or to arrange a viewing, please contact one of our sales team today.

**Services**

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

**Council Tax - Band C**



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