



# FOR SALE

**£290,000**

69 Liss Road,  
Southsea, PO4 8AS.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This sizeable three bedroom, double bay & forecourt property in popular Liss Road, Southsea is being offered with no forward chain! An ideal opportunity to acquire a good sized family home close to local amenities in Winter Road with good schools and railway station nearby. Offering a reception room with large bay window, a modern fitted kitchen with a separate utility space and access to a downstairs W.C. There is an extended second reception room ideal for lounge/dining room with windows overlooking the enclosed low maintenance rear garden. The first floor then provides three good sized double bedrooms, plus a fitted shower room. Additionally the house is double glazed and gas centrally heated. We highly recommend an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose 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)

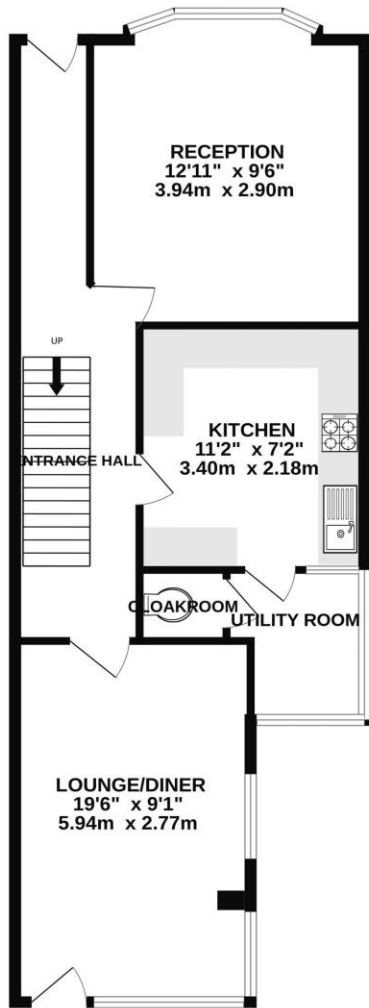


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

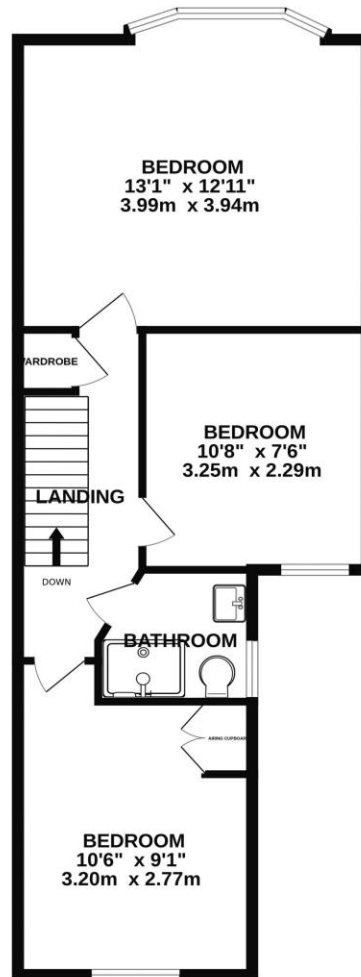




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 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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