

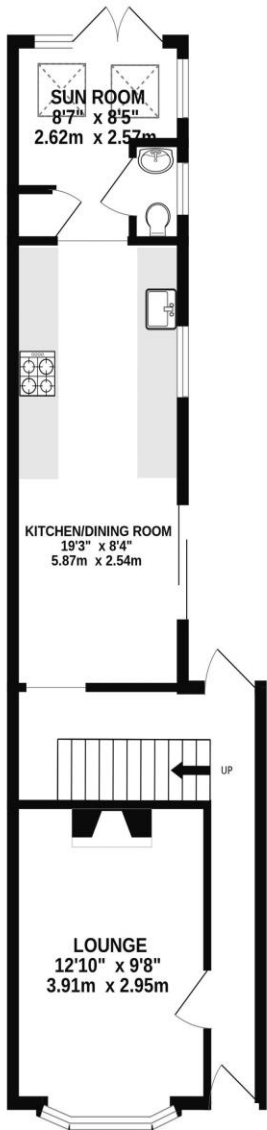


**FOR SALE**  
**Guide Price £225,000**  
73 Cornwall Road,  
Portsmouth, PO1 5AR.

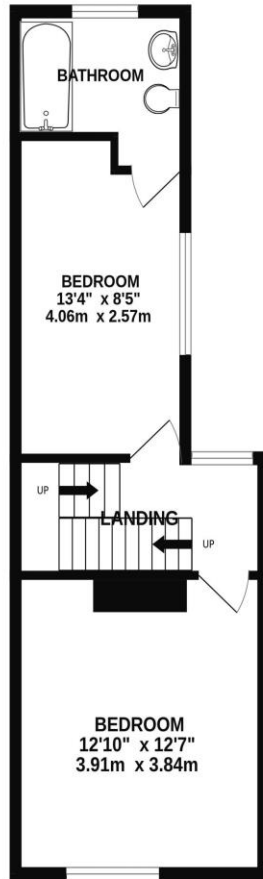
ESTATE AGENTS

**LAWSON  
ROSE**

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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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# Guide Price £225,000

## 73 Cornwall Road, Portsmouth

This two bedroom, bay & forecourt property in moments away from Fratton train station and its being offered with no forward chain! Situated on Cornwall Road, the property provides a bright and airy living room with a brilliant open plan kitchen/dining area, leading into a rear extension with a W.C, skylights and double doors opening into the enclosed 20ft rear garden. The first floor then provides two great sized double bedrooms, plus a well presented fitted bathroom suite. Additionally the home is double glazed and gas centrally heated, throughout. We believe this could be an ideal purchase for a first time or investment purchase. For further information or to arrange a time to view the property, please contact the Lawson Rose sales office 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 B



02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)

131 Winter Road, Southsea, P04 8DS



