

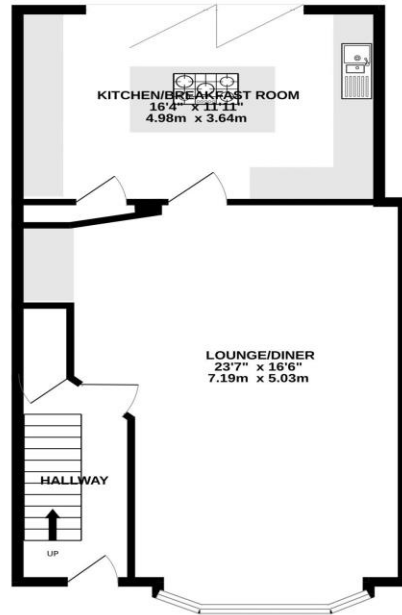


**FOR SALE**  
**£320,000**  
116 Shelford Road,  
Southsea, PO4 8NU.

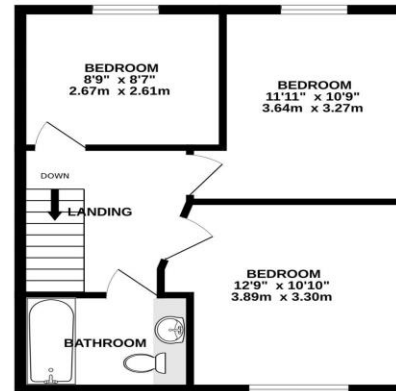
ESTATE  AGENTS

**LAWSON  
ROSE**

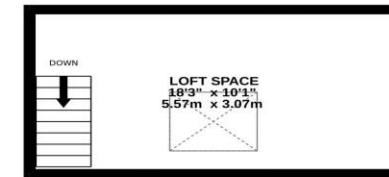
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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This three bedroom, bay & forecourt property in a popular residential area in Milton is being offered with no forward chain! Situated in Shelford Avenue, the property provides a large, bright and spacious open plan living room with a bay window to its front, plus a stylish open plan kitchen/ breakfast room, complete with breakfast bar and bi-folding doors opening out into the rear garden. There are three great sized bedrooms on the first floor, plus the family bathroom suite and access to the versatile lost space with a Velux window. Additionally the property is double glazed and gas centrally heated, there is shared side pedestrian access to the garden, plus a large brick built workshop/ outhouse that is currently being used as a bar. Potentially an ideal family home in our opinion and therefore we highly recommend an internal viewing to appreciate all that's on offer. All enquiries, please contact the Lawson Rose 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



