



FOR SALE

£325,000

9 Longfield Close,
Southsea, PO4 8NE.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Located in a quiet, picturesque cul-de-sac, close to Milton common and Moorings Way infant school, this two bedroom, end of terrace property is being offered with no forward chain! Situated in the arguably rarely available Longfield Close, the home provides a spacious, bright and airy living room alongside a fitted kitchen/ breakfast room with sliding doors opening into the enclosed rear garden. The first floor then provides two bedrooms, both of which have built in wardrobes, plus the master has it's own En-suite shower room. Additionally the home is double glazed and gas centrally heated throughout, plus there is a 16ft garage with power and light, plus an off road parking space in front. We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to arrange a time to view, please contact the Lawson Rose sales 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.
- Garage & Off Road Parking to Front of Garage
- Council Tax: Portsmouth City Council – Band C

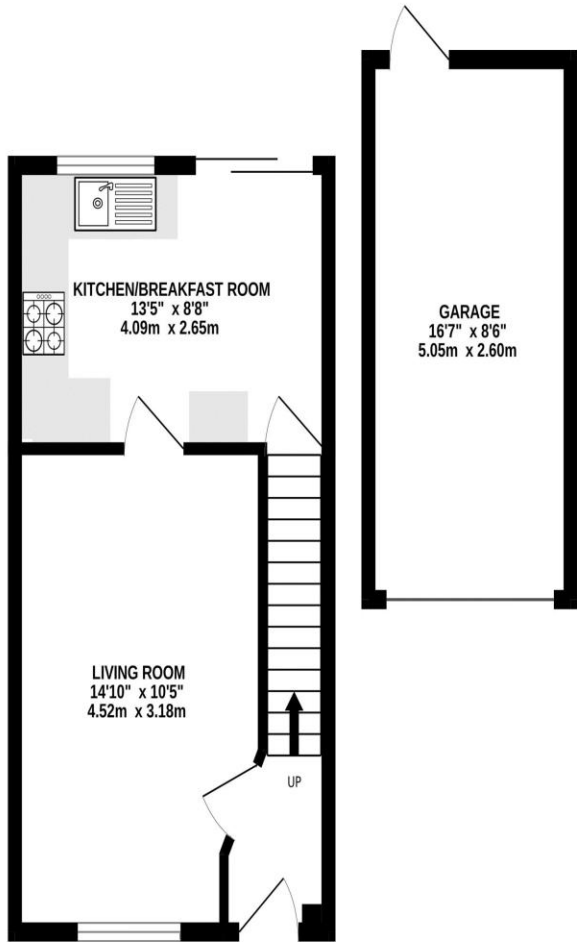


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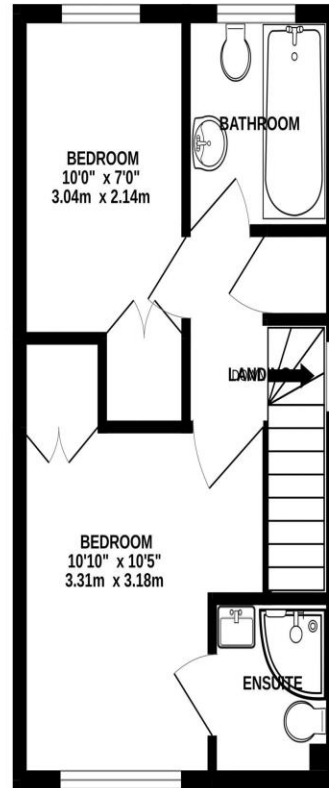




GROUND FLOOR



1ST 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 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.