



FOR SALE

£265,000

80 Percy Road,
Southsea, PO4 0BL.

Tenure:

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stylish & well presented bay & forecourt property in a popular residential area of Southsea is now available to view with Lawson Rose estate agents. Located close to local amenities and not far from Fratton train station, this property could make for an ideal first time or family home, as it offers two sizeable reception rooms, both with feature fireplaces. There is a fitted family bathroom suite plus a contemporary kitchen that overlooks the rear 30FT, enclosed south facing rear garden. The first floor then provides two good sized double bedrooms, both of which have built-in wardrobes. Given all the property has to offer we highly recommend an internal viewing, so for further details or to arrange an appointment to see the home, please contact one of our sales representatives 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: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

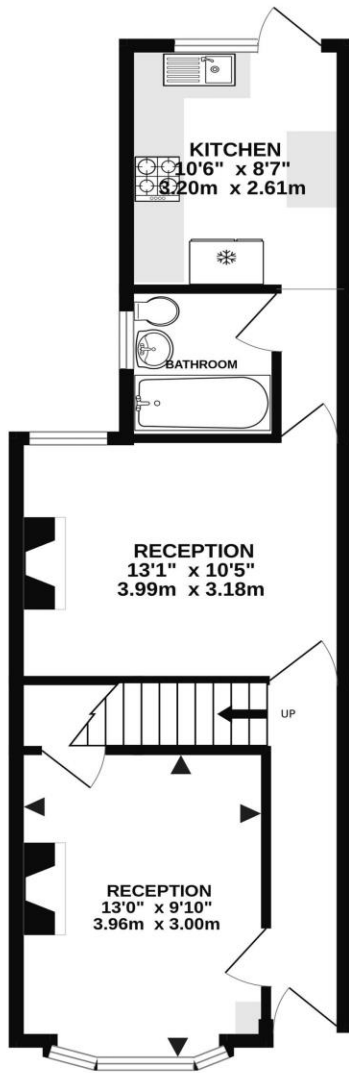


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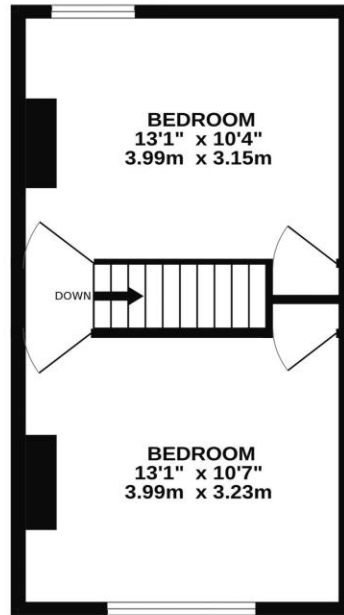




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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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