



FOR SALE

£315,000

98 Brompton Road,
Southsea, PO4 9AL.

Tenure:

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

A brilliant opportunity to acquire this deceptively spacious, three bedroom, terraced property located in a quiet cul-de-sac in the popular Brompton Road, Southsea. Offered with no forward chain, the sizeable property provides two separate reception rooms, a contemporary four piece bathroom suite and a stunning extended kitchen with a vaulted ceiling, Velux windows and double doors opening out into the enclosed rear garden. The first floor then provides three great sized double bedrooms and has the convenience of a separate W.C. Additionally the home is double glazed and gas centrally heated throughout, there is a large storage cupboard off the hallway on the ground floor, plus outside the garden has a raised decked patio, with grass and a large shed to its rear. We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to enquire on viewings arrangements, please contact the Lawson Rose sales office.

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)

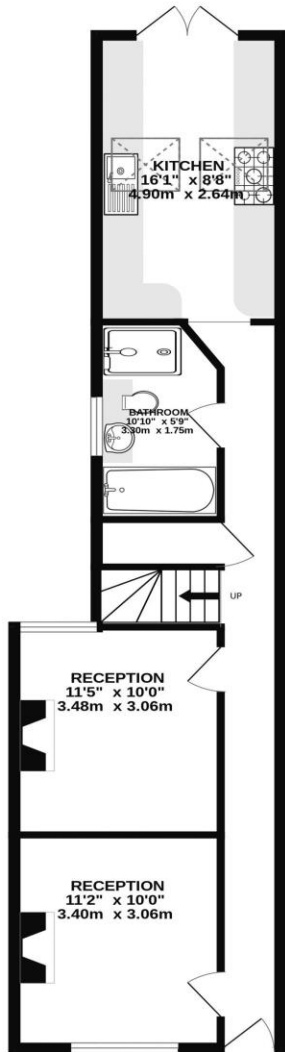


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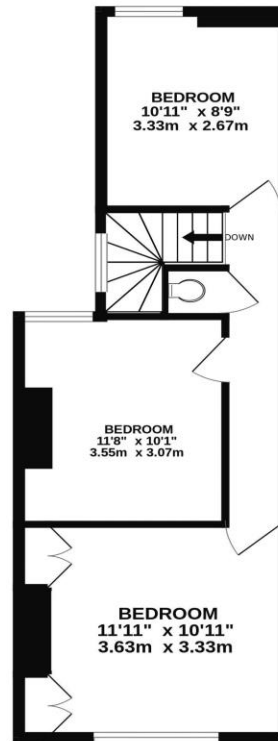




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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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