



ESTATE AGENTS
**LAWSON
ROSE**



FOR SALE

£330,000

262 Locksway Road,
Southsea, PO4 8LF.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Set back from the road, this well presented terraced property could make for an ideal family home. Situated on Locksway Road in Milton, this well kept property provides a sitting room with a large bay window and a formal dining room, with a modern kitchen plus a conservatory that overlooks the rear garden. There is a downstairs W.C, stylish upstairs bathroom suite and three good sized bedrooms. Additionally the property benefits from both a large green front garden & a rear garden which if altered would cater for off road parking. Given the properties location and all it provides, we highly recommend an internal viewing. For further information or to arrange a time to view, please contact the Lawson Rose sales office 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.
- Parking: On Road parking, not permitted.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

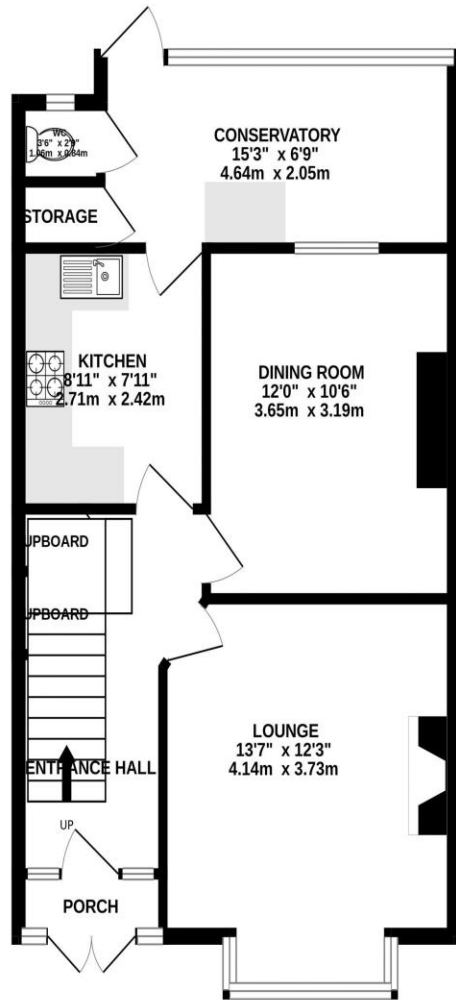


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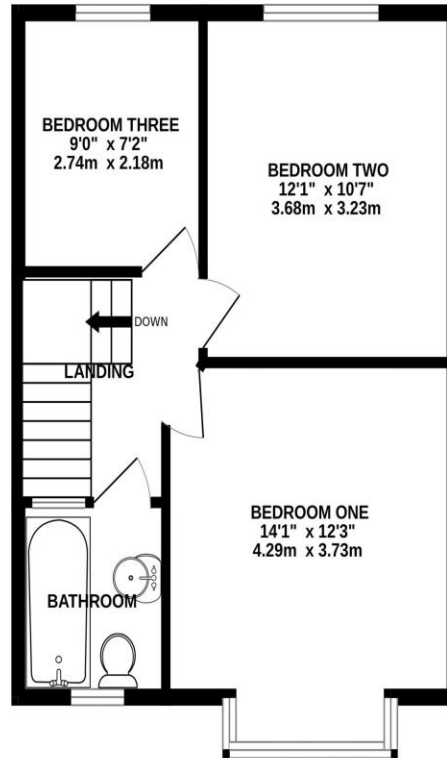




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 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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