



ESTATE AGENTS
**LAWSON
ROSE**

FOR SALE

£300,000

56 Catisfield Road,
Southsea, PO4 8NJ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

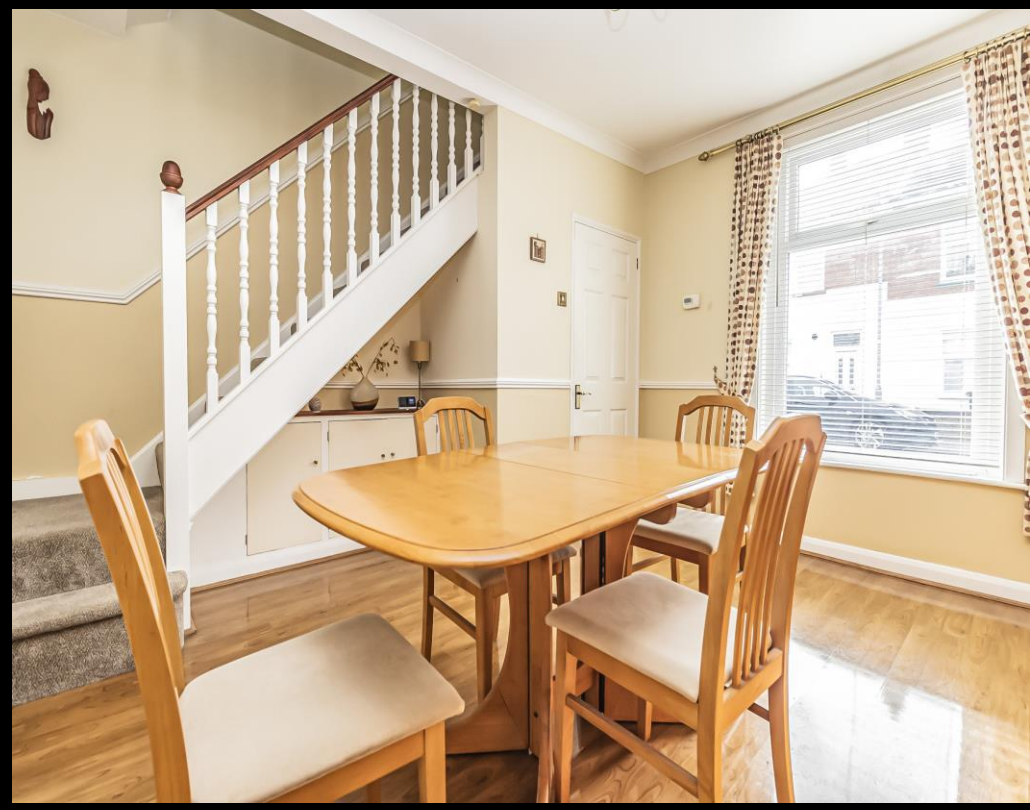
This three bedroom, end of terrace property in a popular residential area has the huge benefit of a garage for off road parking, plus its being offered with no forward chain! Located in Catisified Road, the property provides a bright and airy sitting room with a formal dining room and a modern fitted kitchen breakfast room. There is a downstairs W.C, Fitted upstairs shower room plus the three bedrooms, the master of which has an array of built in wardrobes. Additionally, the home is double glazed and gas centrally heated, outside is a west facing rear garden with side pedestrian access and direct access to a good sized garage complete with power, light and an inspection pit. 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 office today.

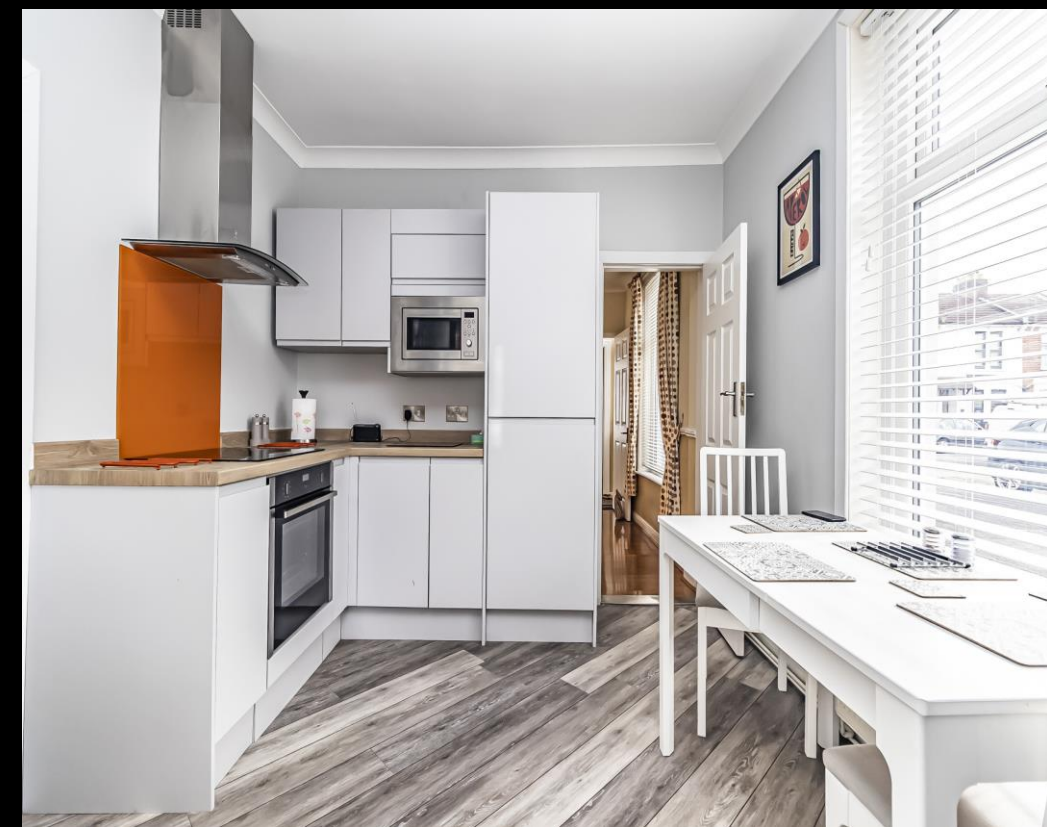
Material Information:

- 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, 02 and Vodafone all have voice and data availability in this area.
- Parking – On Road Parking – Garage To Property's Rear
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

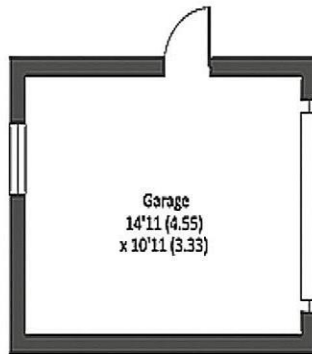
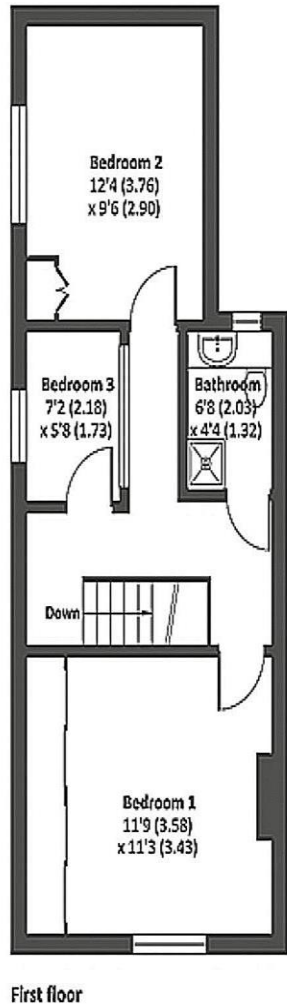
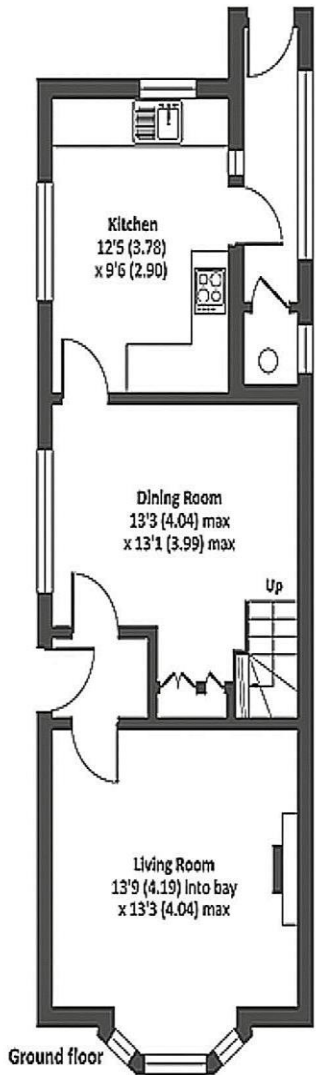


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS





Approximate Area = 990 sq ft / 91.9 sq m
 Garage = 163 sq ft / 15.4 sq m
 Total = 1153 sq ft / 107.3 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Beals Estate Agents Ltd. REF: 1016250