



FOR SALE

Offers in Excess of £390,000

98 Grayshott Road,
Southsea, PO4 8AL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Stunningly presented and spacious double bay and forecourt fronted mid terrace home. Located in the popular Grayshott Road, close to local amenities & Milton Park, the property retains many of its original features and is finished to a high throughout in our opinion. Upon entering, off the sizeable hallway is a stylish W.C, with doors to a light and airy living room with a large bay window, and a spacious open plan dining area, complete with double doors to the garden and a feature log burner. The kitchen at the rear of the home overlooks the south facing garden and is complete with a breakfast bar. The first floor then provides a modern family bathroom suite plus three doors off the landing, the master of which has its own en-suite shower room. The fourth bedroom is accessible via bedroom three. Additionally the home is double glazed and gas centrally heated, whilst outside the garden has a decked area and is mainly laid to lawn, there is also the benefit of rear pedestrian access. 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, 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)

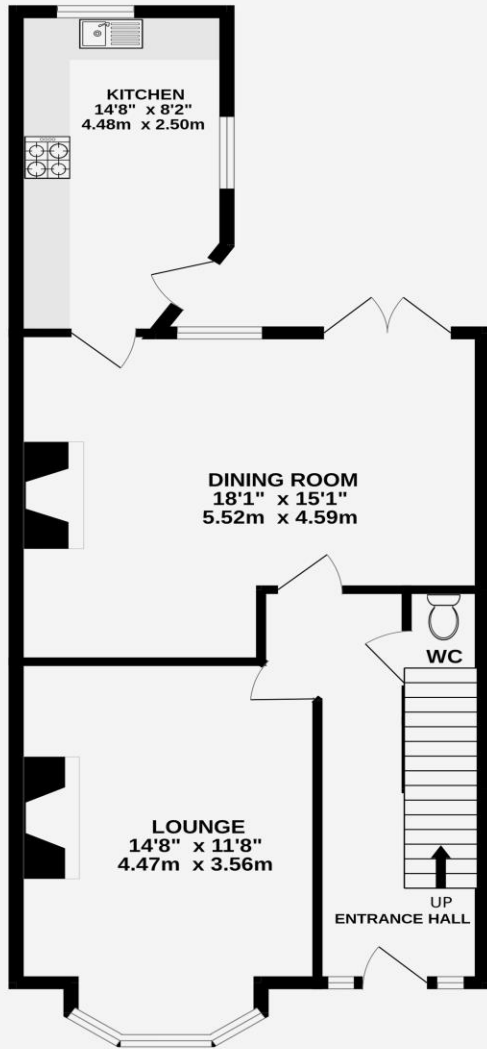


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131 Winter Road, Southsea, P04 8DS







TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.

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		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.