



FOR SALE

£260,000

28 Maxwell Road,
Southsea, PO4 9DP.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stylish & well presented, bay & forecourt property could make for an ideal first time or family home. Located in the popular Maxwell Road, Southsea, the accommodation provides a bright and airy living room with a feature fireplace and large bay window, moving to the rear of the property is a spacious, open plan kitchen/ dining room, a brilliant space for gatherings and entertaining. The first floor then provides a sizeable double bedroom with a built in wardrobe, a second bedroom, plus a contemporary fitted bathroom suite. Additionally the home is double glazed and gas centrally heated, plus outside is a well kept enclosed rear garden. Internal viewings are highly recommend, 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)

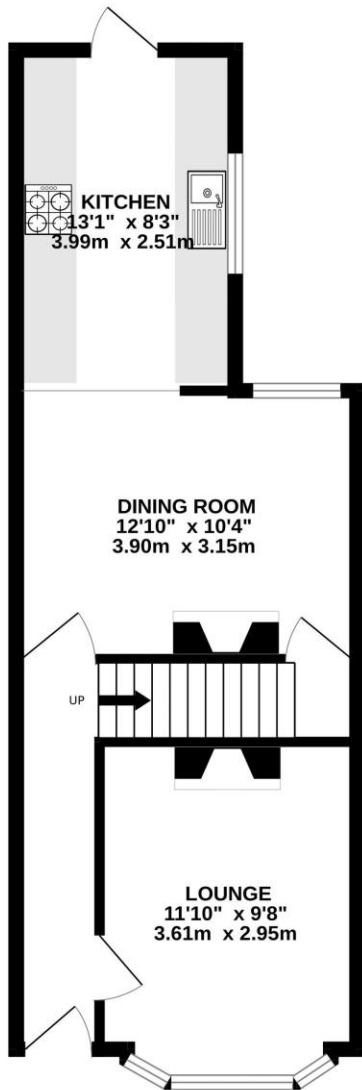


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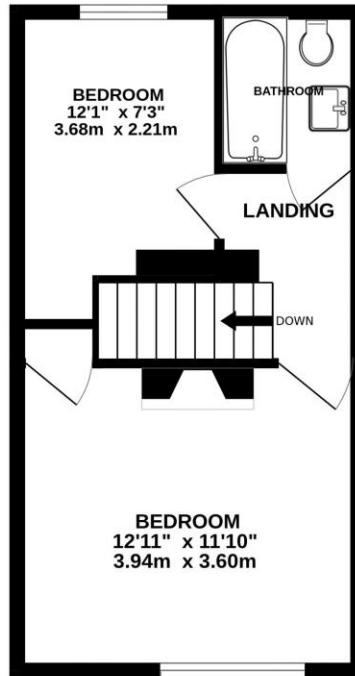




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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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