



FOR SALE

£265,000

148 Landguard Road,
Southsea, PO4 9DU.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this stunning bay & forecourt property, meticulously refurbished to perfection in our opinion and now awaiting its new owners. Situated in Landguard Road and offered with no forward chain, this home boasts impeccable presentation and an exceptional attention to detail. Upon entering, off the hallway is a living room adorned with a large, bright bay window that floods the room with natural light. The focal point of the room is a charming feature fireplace and original ceiling rose, adding warmth and character to the space. Moving through the property you'll find a generously sized dining room, perfect for entertaining guests or enjoying family meals. The contemporary recently fitted kitchen exudes style and functionality, providing the ideal setting for culinary endeavours. The property further comprises a modern bathroom suite, offering a luxurious retreat for relaxation. Two great-sized double bedrooms then await upstairs, both boasting original built-in cupboards. Practical features such as double glazing and gas central heating ensure comfort and efficiency throughout the year. Outside, a well-maintained, low-maintenance 23FT rear garden offers a serene outdoor space to unwind or entertain, completing this exceptional property. With its seamless blend of tasteful refurbishment, period charm, and modern conveniences, this home offers an unparalleled opportunity for discerning buyers seeking stylish urban living. Don't miss the chance to make this immaculate property your own. For further information or to enquire on viewing arrangements, please contact the sales office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current / Recently Rewired With New Consumer Unit
- 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 / Surface Water – Medium Flood Risk (Stated on the Gov.uk portal)

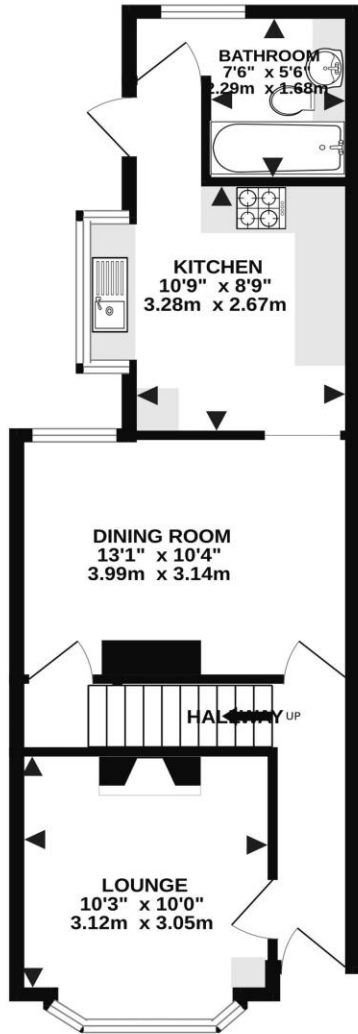


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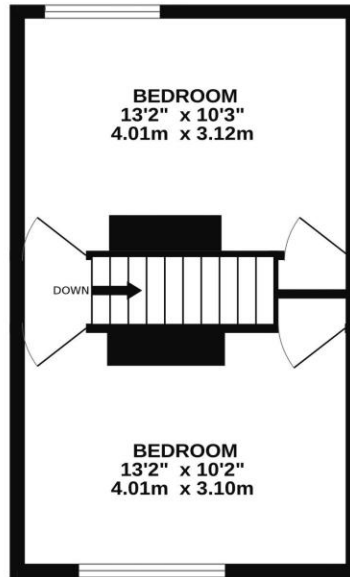




GROUND FLOOR



1ST FLOOR



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		83 B
69-80	C		
55-68	D	65 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.