



FOR SALE

£260,000

16 Westfield Road,
Southsea, PO4 9ES.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This two bedroom, bay & forecourt property could make for an ideal first time or investment purchase and we highly recommend an internal viewing. Situated on Westfield Road, this well presented property provides a bright and airy living space leading through to an impressive open plan kitchen/ dining area, a downstairs W.C and a rear conservatory that overlooks the enclosed low maintenance rear garden. The first floor then provides two great sized double bedrooms, the master of which has a large built in wardrobe. For further information or to enquire on viewing arrangements, please contact the Lawson Rose sales office on 02392 367779.

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)

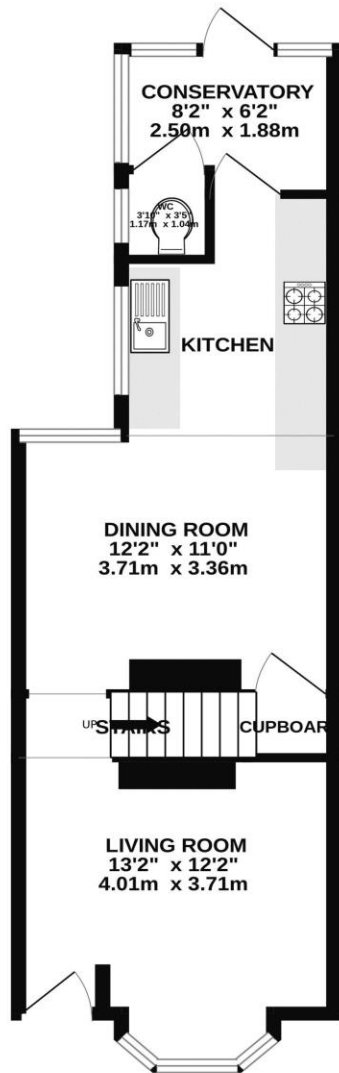


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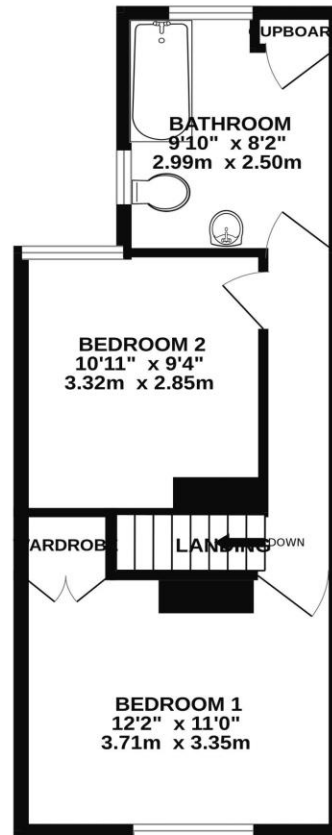




GROUND FLOOR



1ST FLOOR



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