



FOR SALE

£270,000

19 Bertie Road,
Southsea, PO4 8JX.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE**

PROPERTY DESCRIPTION

Lawson rose are delighted to bring to the market this three bedroom, terraced property located in a quiet cul-de-sac in a popular spot of PO4. Situated on Bertie Road, the accommodation provides a stylish sitting room and a well presented formal dining room. Moving through the property is a fitted kitchen/ breakfast room and an contemporary fitted four piece bathroom suite. The first floor then provides three great sized double bedrooms, all of which have an array of built in wardrobes. Additionally the home is double glazed and gas centrally heated, plus outside is a well kept enclosed rear garden with a brick built workshop. We highly recommend an internal viewing to appreciate all the property has to offer and believe the property could make for an ideal first time or family home. For further information or to arrange a time to view, please contact the Lawson Rose sales office on 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)

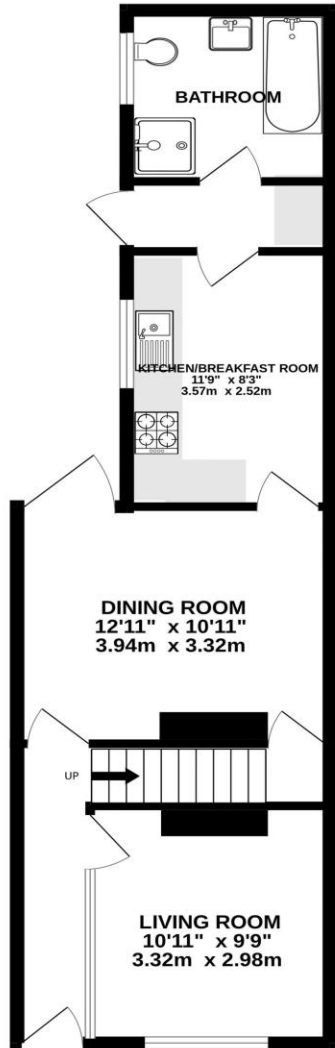


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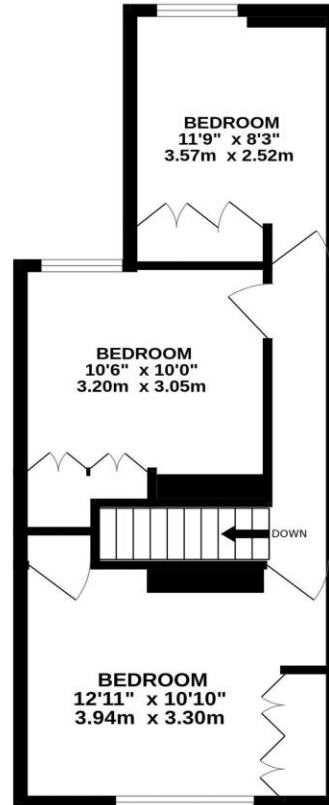




GROUND FLOOR



1ST FLOOR



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		79 C
55-68	D	67 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.