



FOR SALE

£295,000

38 Mayles Road, ,
Southsea, PO4 8NP.

Tenure: Freehold

ESTATE  AGENTS

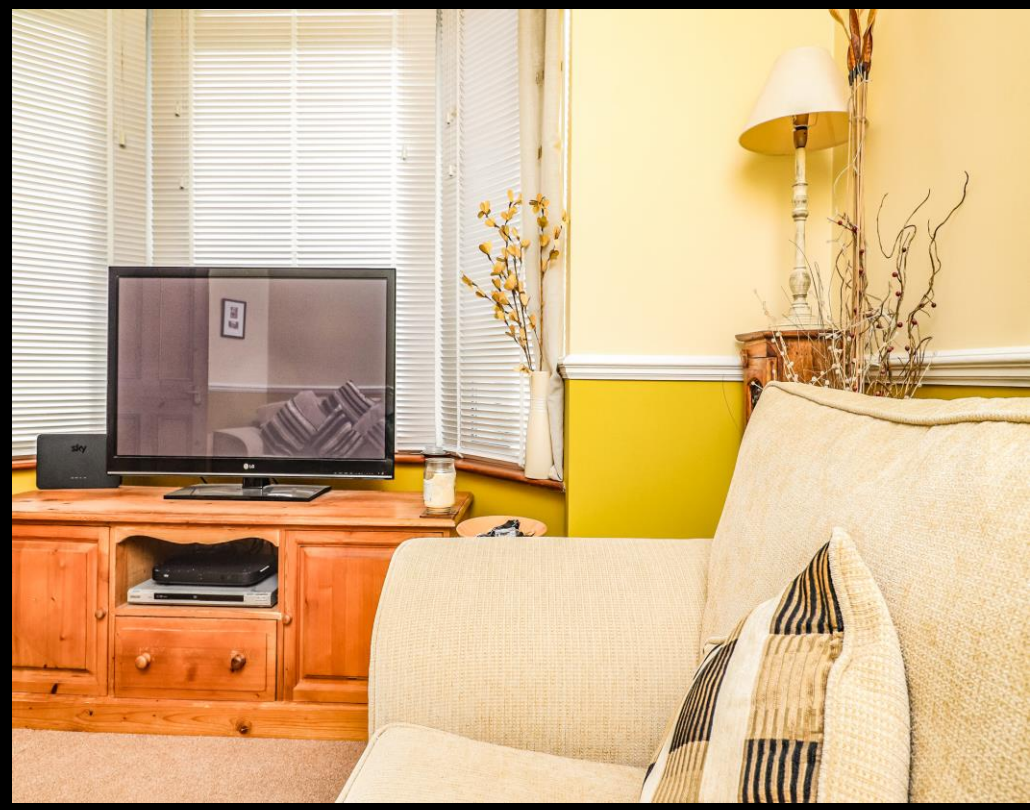
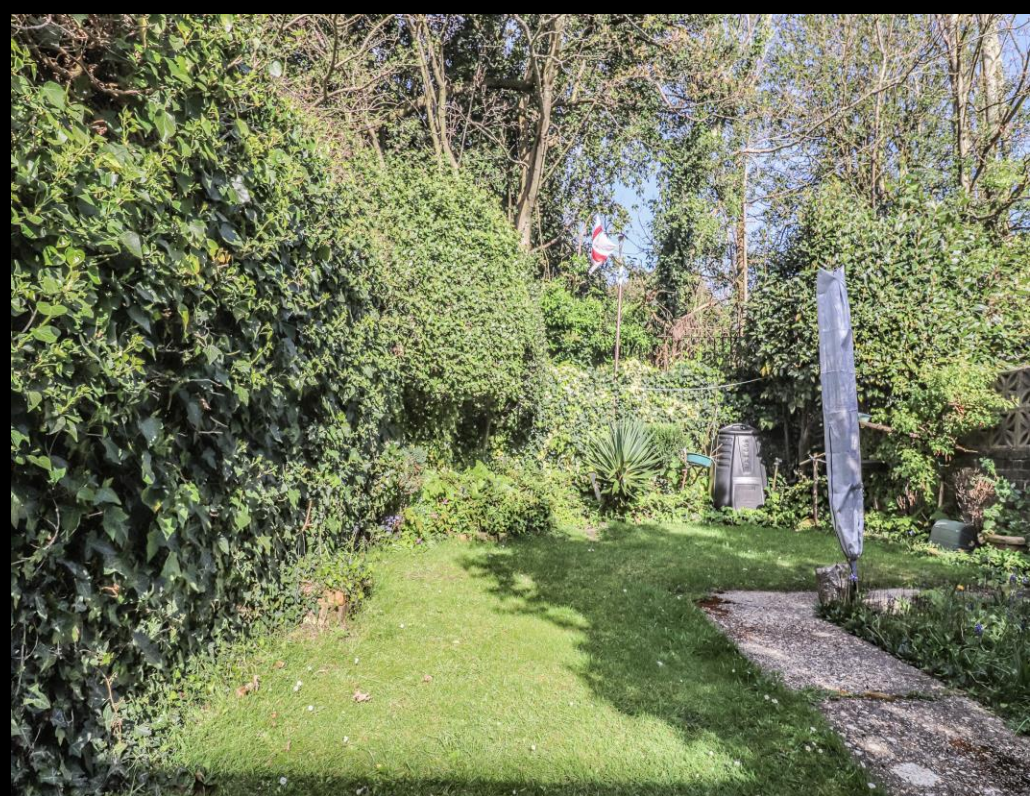
LAWSON ROSE

PROPERTY DESCRIPTION

Superbly presented bay and forecourt home situated within the ever popular residential location of Milton and close by to the local Infant and junior Schools. This lovely family offers traditional accommodation over two floors and includes two reception rooms, a kitchen and lean-to on the ground floor with 3 bedrooms and a bathroom found to the first floor. Externally there is a well tended and established rear garden which offers fantastic space for the family to enjoy and entertain. Further benefits include gas heating and no forward chain. For all viewing arrangements please call the team at Lawson Rose.

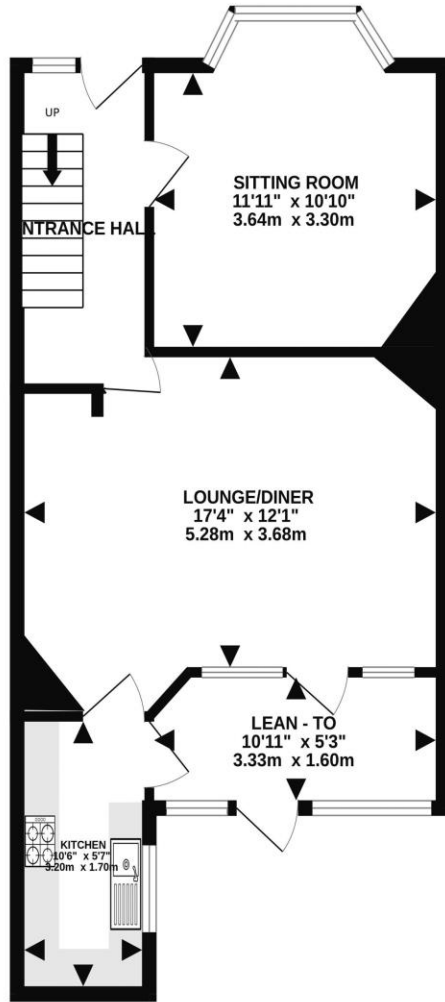
Material Information:

- 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.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

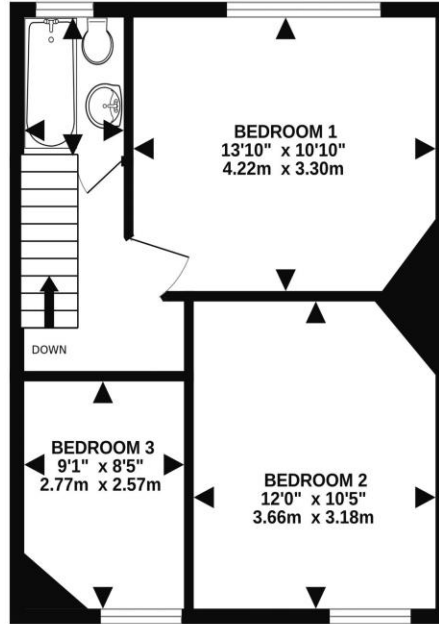




GROUND FLOOR



1ST FLOOR



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



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

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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