



**FOR SALE**

**£360,000**

55 Winter Road,  
Southsea, PO4 9BU.

Tenure: Freehold

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## PROPERTY DESCRIPTION

This well presented, three bedroom, end of terrace property on the popular Winter Road in Southsea could make for an ideal first time or family home. Offering an array of appealing benefits, the property provides a large living room with a bright bay window alongside a stylish kitchen/ dining area and a secondary reception room with double doors overlooking the rear garden. The first floor then provides three good sized double bedrooms and a modern fitted shower room. Additionally the home is majority double glazed and gas centrally heated, there is a cellar currently used as a utility space plus outside there is side pedestrian access to the garden. Given all the property has to offer we highly recommend booking an internal viewing, 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk / Surface Water – Medium Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, P04 8DS**

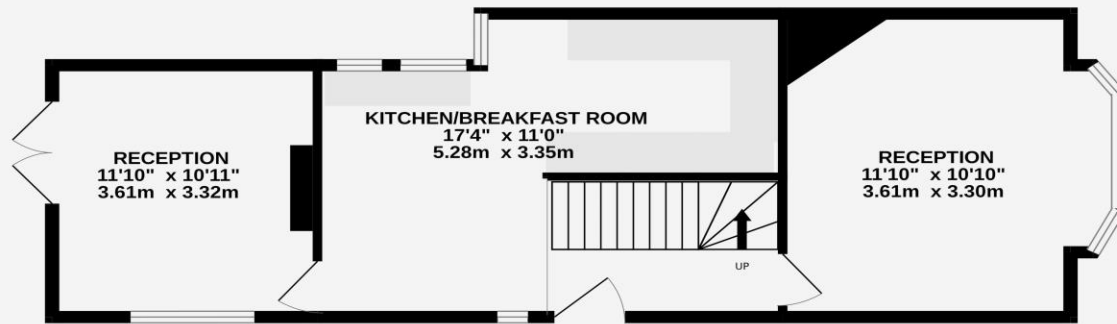




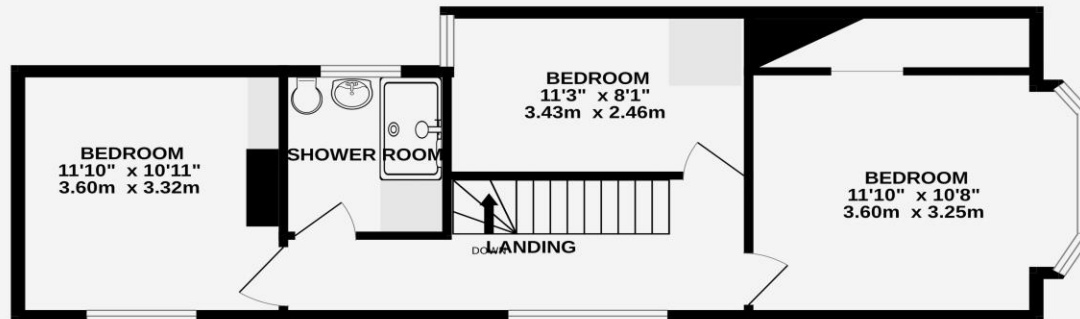




## GROUND FLOOR



## 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.