



**FOR SALE**

**£350,000**

151 Telephone Road,  
Southsea, PO4 0AX.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This excellently presented, bay & forecourt property is now available to view with Lawson Rose. Brilliantly finished and elegantly in our opinion, a charming family home that has an array of features to offer potential buyer. Upon entering there is a bright and airy living room, a lean too which provides side pedestrian access plus a modern and contemporary open plan kitchen/dining area that overlooks the rear garden. The first floor then provides three great sized double bedrooms, plus a modern fitted family bathroom suite. Property of this style and finish and in seemly high demand at this moment and therefore we must anticipate a strong level of interest. For further information or to request an internal viewing, please contact the Lawson Rose team today on 02932 36779.

### 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 B
- Flood Risk – Low Risk / Surface Water – Medium Flood Risk (Stated on the Gov.uk portal)

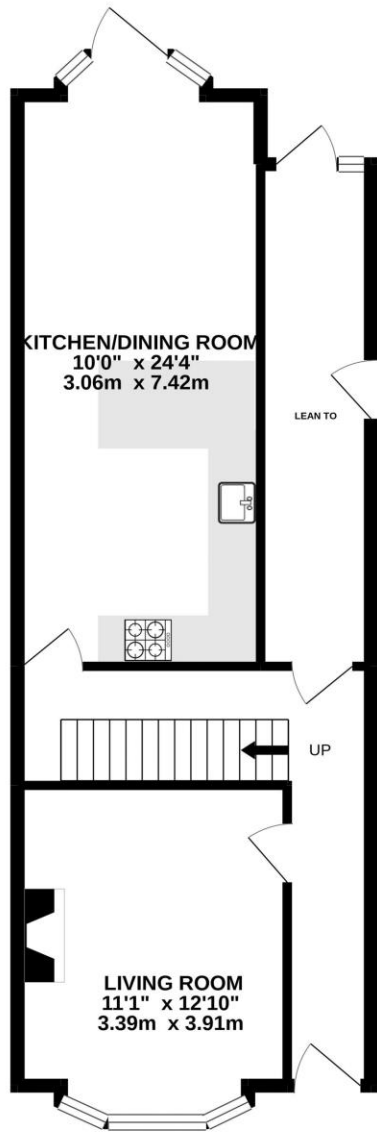


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

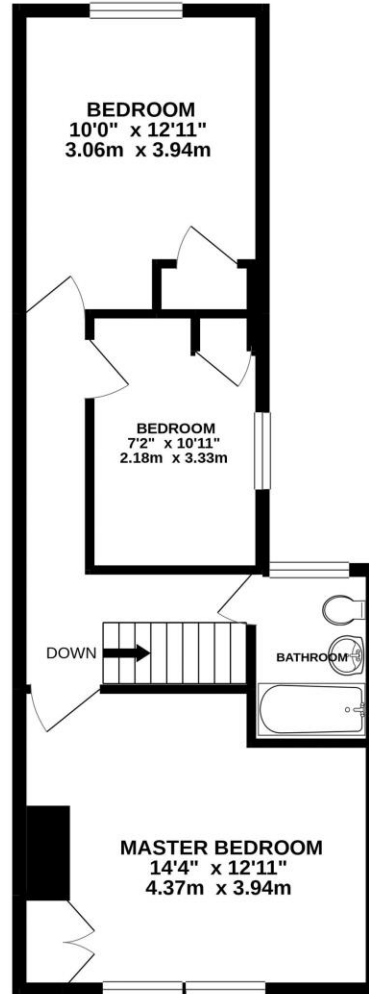




GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80   c    |
| 55-68 | D             |         |           |
| 39-54 | E             | 48   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

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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