



FOR SALE

£240,000

89 Londesborough Road,
Southsea, PO4 0EU.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stylish terraced property could make for an ideal first time or investment purchase. Located in Londesborough Road, Southsea, the accommodation provides a spacious, light and airy open plan living space with a fitted kitchen complete with range cooker. Moving through is a stylish bathroom suite and a handy lean/ to ideal for storage. The first floor then provides two great sized double bedrooms, one of which has a large built in wardrobe. Additionally the home is double glazed and gas centrally heated, plus outside there is a low maintenance west facing garden. For further information or to request an internal viewing, please contact the Lawson Rose sales office today.

Material Information:

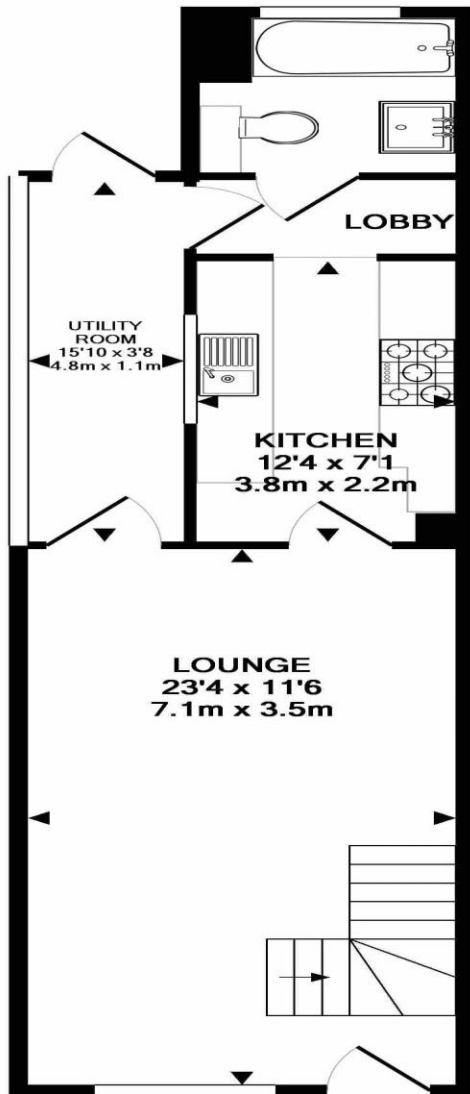
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 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)



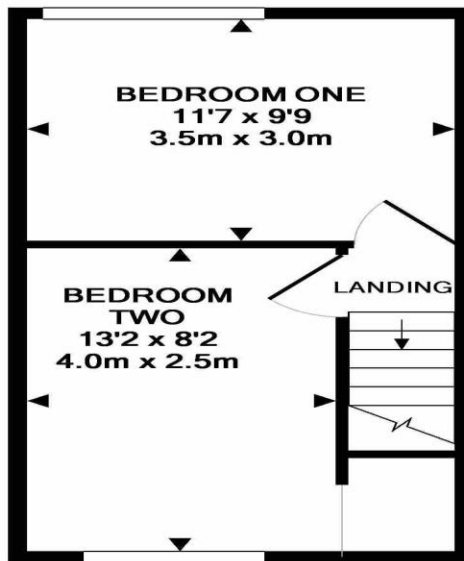
02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS







GROUND FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 268 SQ.FT.
(24.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 763 SQ.FT. (70.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		84 B
69-80	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.