



FOR SALE

£280,000

37 Fordingbridge Road,
Southsea, PO4 9JN.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This immaculate two-bedroom bay & forecourt property is close to Bransbury Park and local amenities. Stylish and well-presented throughout, it could make for the ideal first-time or family home. Situated on the popular Ringwood Road, the property provides a bright, airy living room with a large bay window and a spacious open-plan kitchen/dining area – the real heart of the home – including a feature fireplace and double doors opening into the rear garden. The first floor then provides a generously sized fitted bathroom suite and two spacious double bedrooms, the master of which has a built-in storage space/wardrobe. Additionally, the property is double-glazed and gas centrally heated. Outside benefits from a westerly-facing, 423ft landscaped rear garden. We highly recommend an internal viewing to appreciate all the property has to offer. For further information or to arrange a 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)

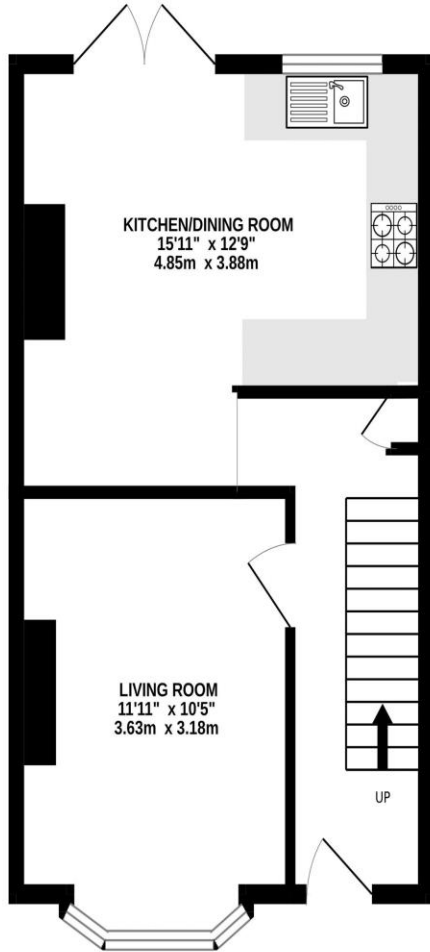


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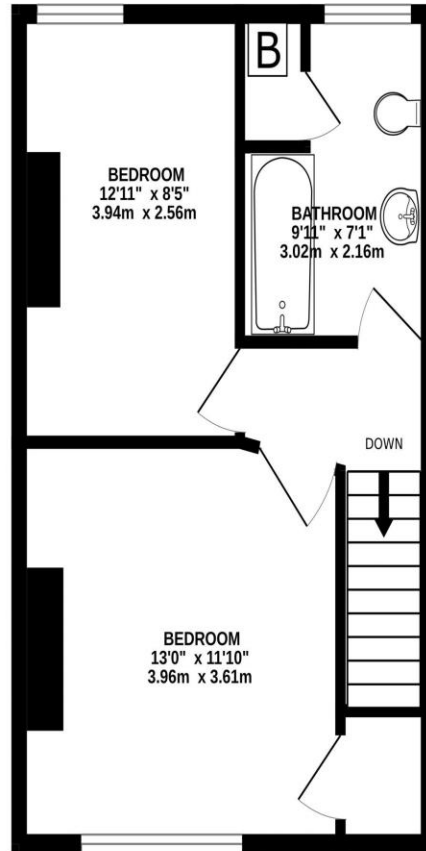




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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.

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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