



**FOR SALE**

**£235,000**

4 Carisbrooke Road,  
Southsea, PO4 8RF.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This bay and forecourt terraced home is offered to the market with no forward chain and would ideally suit a first time buyer or buy to let investor. At ground floor level the property provides living room with bay window, open plan modern fitted kitchen/diner and contemporary fitted bathroom. The first floor has two double bedrooms. Outside you can find an enclosed rear garden which has been laid to lawn. Carisbrooke Road also has the added bonus of residents permit parking so please contact Lawson Rose to arrange an internal inspection of the property.

### 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 – Very Low Risk (Stated on the Gov.uk portal)



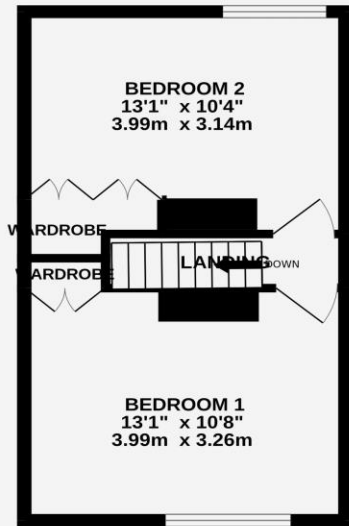








GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.

TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

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.

Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	65   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.



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

131 Winter Road, Southsea, PO4 8DS