

ESTATE AGENTS  
**LAWSON  
ROSE**



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ROSE** **TO LET**

17 Richmond Road, Southsea, PO5 2LL

£1,495 Per Month



## THE PROPERTY

This well presented town house is situated at the end of a terrace in a popular part of Southsea located South of Marmion Road and within a walkable distance to Palmerstone Road, Southsea Common and the Beach. The interior of the property comprises of, entrance hallway, kitchen breakfast room with fitted white goods and access to the integral garage, upstairs holds a bedroom with en-suite, a spacious living room with access to the balcony, the 2nd floor holds two further bedrooms and a family bathroom. Outside the property enjoys an enclosed rear garden with shed & side access. Viewings can be made by calling the Lawson Rose team today.

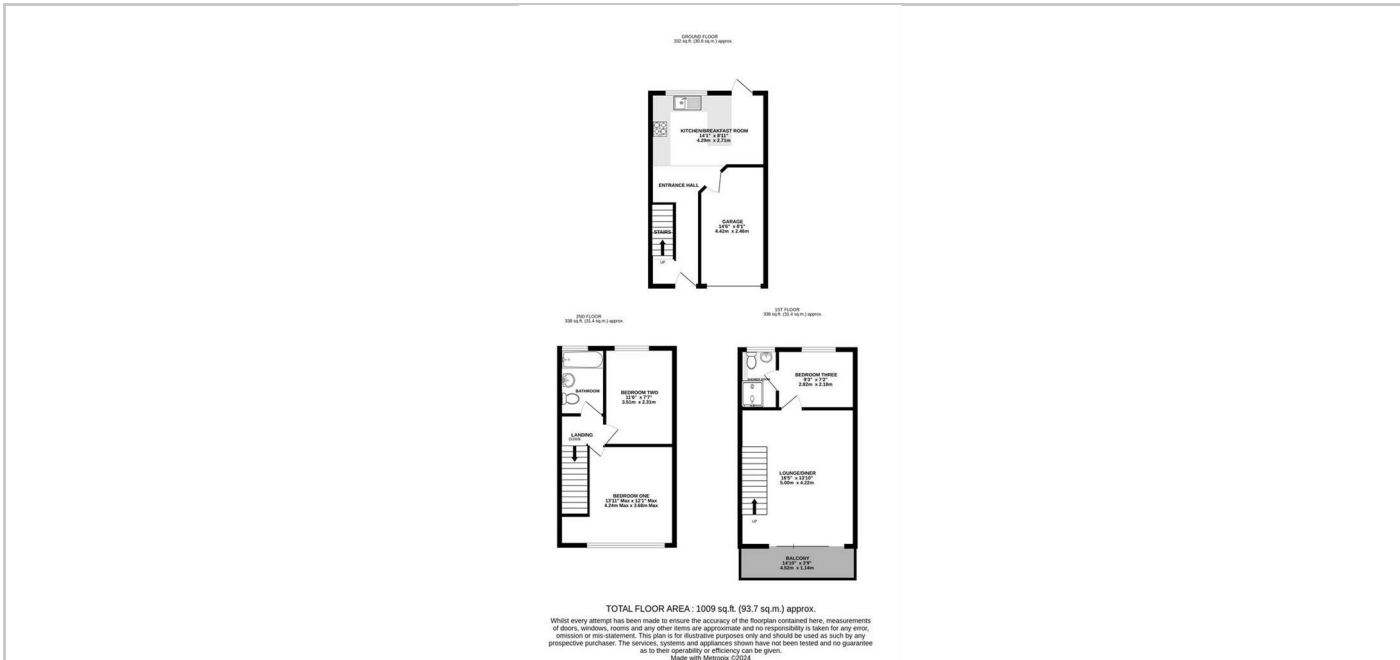
Council Tax - C

EPC - D

Material Information:

- Construction: Brick built
- Electricity Supply: Alternating Current
- Heating: Gas
- Water Supply: Mains water supply
- Sewage: Mains sewerage
- Broadband: Standard and Superfast fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone have voice have data availability.
- Permit Parking: Present in area.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Surface water: High risk - Rivers and the sea: Very low risk - Reservoirs: Flooding from reservoirs is unlikely in this area - Groundwater: Flooding from groundwater is unlikely in this area - Confirmed on government website <https://check-long-term-flood-risk.service.gov.uk/risk>

Lawson Rose will undertake referencing on each applicant applying for the property and subject to suitable references being received, a holdings fee deposit totalling one week's



## SITUATION

## Directions

131 Winter road, Southsea, Hampshire, PO4 8DS  
Tel: 02392 367 779 Email: [lettings@lawsonrose.com](mailto:lettings@lawsonrose.com) [www.lawsonrose.com](http://www.lawsonrose.com)