



**£270,000**  
**11 Lawson Road**  
Southsea, PO5 1SD



**TWO BEDROOMS, UPSTAIRS BATHROOM & SOUTH FACING GARDEN!** A traditional brick fronted, mid terraced home which is situated in one of Southsea's most popular residential pockets. Lawson Road is positioned perfectly for access to Fratton Train station, the University and central Southsea shopping areas. The well-presented accommodation offers period features and spacious rooms which comprise; two separate reception rooms and a modern fitted kitchen on the ground floor, with two double bedrooms (both with fitted wardrobes) and a four-piece bathroom suite on the first floor. A highly desirable Southerly aspect garden is located to the rear of the property. Gas central heating and double glazing complete the appeal for this property. Viewings can be arranged by contacting our Southsea office at your earliest convenience.





**ENTRANCE** Double glazed door to:-

**HALLWAY** Exposed floorboards, period coving and ceiling rose, doors to all rooms.

**DINING ROOM** 11' 3" into recess x 10' 2" (3.43m x 3.11m) Double glazed window to front elevation, exposed floorboards, period feature fireplace, radiator, period picture rail.

**LIVING ROOM** 11' 5" x 13' 3" (3.48m x 4.04m) Double glazed window to rear elevation, door to garden, fully working period style feature fireplace, carpeted, spotlights, radiator, door to:-

**LOBBY** Stairs to first floor landing, storage cupboard, door to garden, door to:-

**KITCHEN** 10' 2" x 8' 2" (3.12m x 2.50m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit, space for freestanding cooker, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, laminate flooring, double glazed window to side elevation, French doors to garden.

**FIRST FLOOR LANDING** Doors to all rooms, carpeted, double glazed window to side elevation.

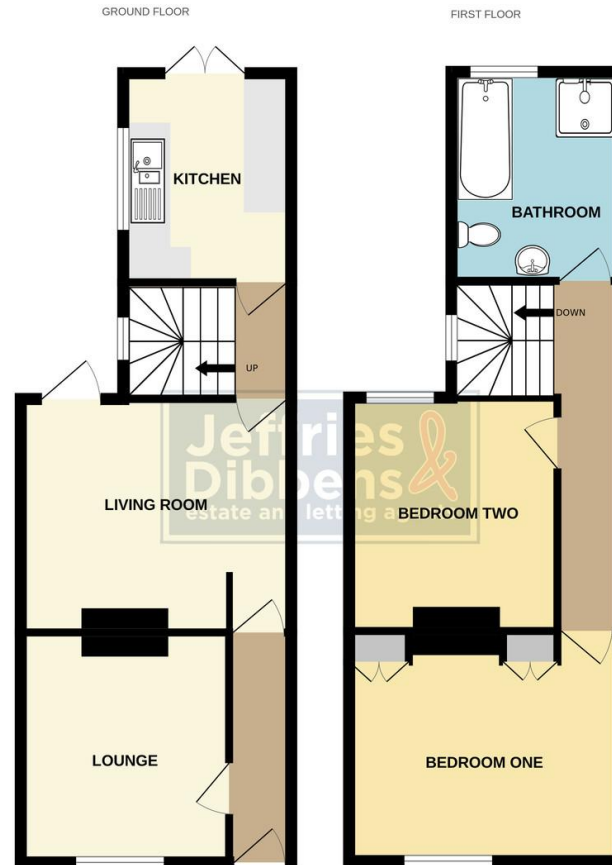
**BATHROOM** 10' 2" x 8' 2" (3.11m x 2.50m) Four-piece bathroom suite comprising panel enclosed bath with central taps, low level WC, pedestal mounted wash basin, walk-in shower cubicle with rainfall shower over, dual aspect double glazed windows, vinyl flooring, radiator, spotlights.

**BEDROOM TWO** 11' 5" x 10' 2" (3.48m x 3.12m) Double glazed window to rear elevation, carpeted, radiator, feature fireplace, built-in wardrobe.

**BEDROOM ONE** 10' 2" excluding wardrobe depth x 13' 3" (3.11m x 4.05m) Double glazed window to front elevation, carpeted, radiator, built-in wardrobe.

**GARDEN** Laid to lawn with raised paved area and shrub borders, shed, southerly aspect, enclosed by wooden fencing.





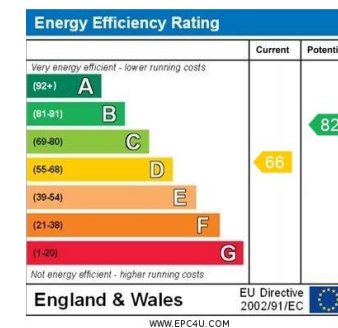
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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