



# FOR SALE

£175,000

44 Mafeking Road,  
Southsea, PO4 9BE.

Tenure: Freehold

ESTATE AGENTS  


LAWSON  
ROSE

## PROPERTY DESCRIPTION

CASH BUYERS ONLY! In need of modernisation throughout, this three bedroom terraced property has great potential. Situated in Mafeking Road, the property provides two reception rooms alongside a kitchen and bathroom downstairs. The first floor has two bedrooms of the landing with the third accessed via the second bedroom. The second bedroom also has a fitted En-suite shower room. Outside is an enclosed south facing rear garden. All enquires please contact Lawson Rose estate agents.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 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 – Low Risk (Stated on the Gov.uk portal)

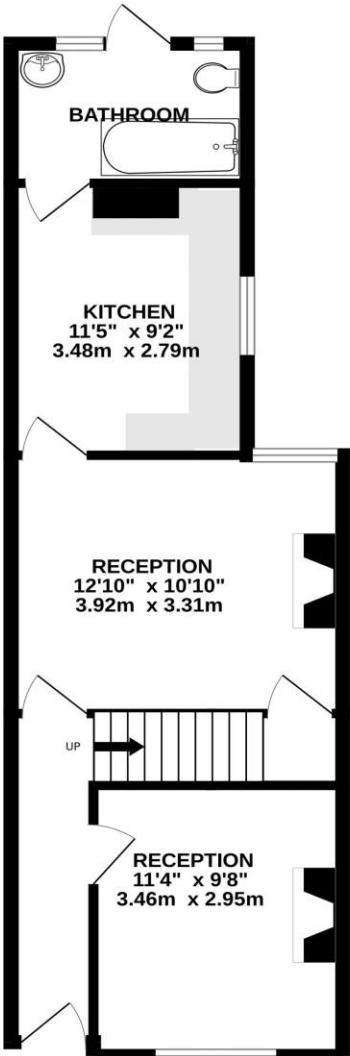


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

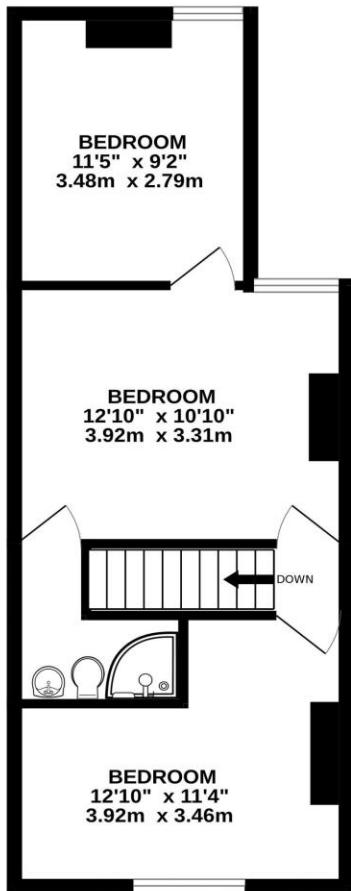




GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.