



FOR SALE

£230,000

88 Sutherland Road,
Southsea, PO4 0EZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This two bedroom, bay & forecourt property in Southsea is close to local amenities and roughly a ten minutes' walk to Fratton Train station.

Situated on Sutherland Road, the accommodation provides two separate reception rooms, alongside a fitted kitchen and modern bathroom suite on the ground floor. The first floor then provides two great sized double bedrooms. Additionally the property is double glazed and gas centrally heated, there is an enclosed 17FT rear garden plus its offered with vacant possession. We highly recommend an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales office today.

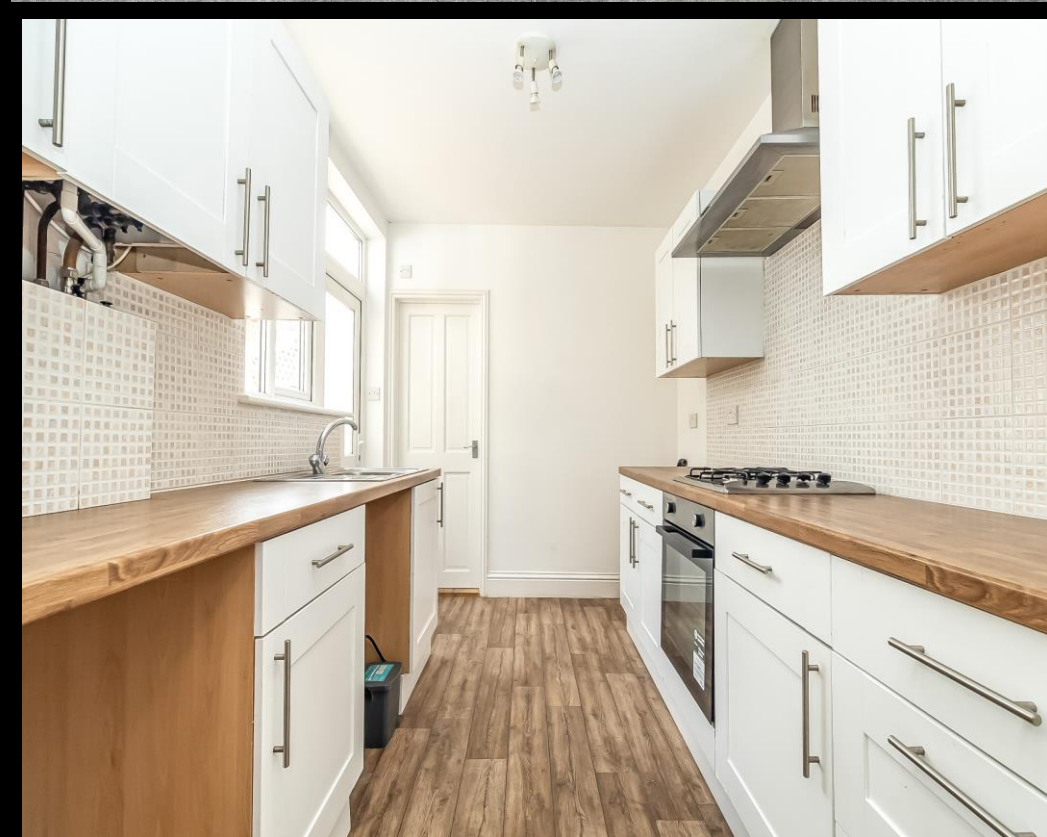
Material Information:

- 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)

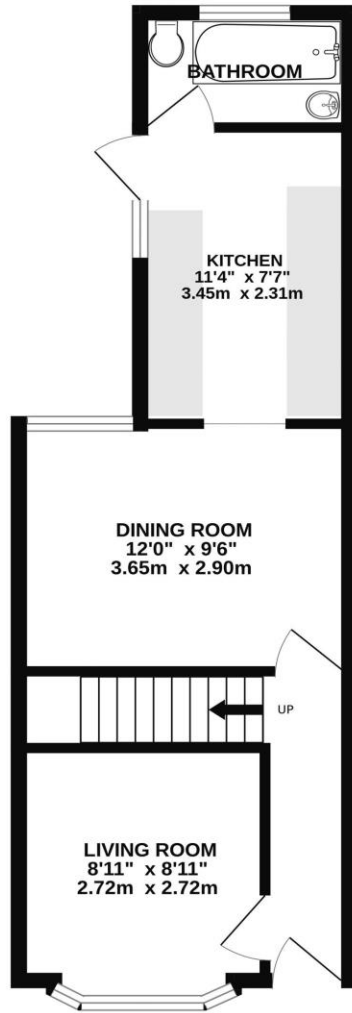


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131 Winter Road, Southsea, PO4 8DS

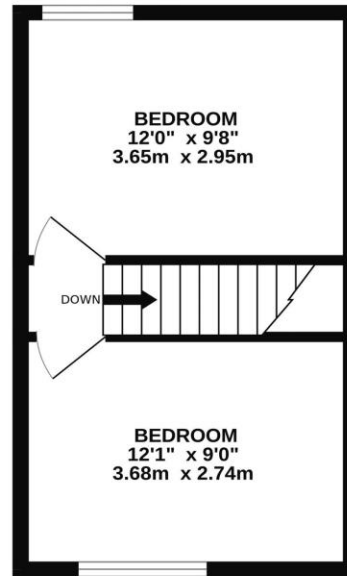




GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 67 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.