



# FOR SALE

**Offers in Excess of £250,000**

51 Methuen Road,  
Southsea, PO4 9HG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This well presented, three bedroom, terraced property could make for an ideal first time or family home in our opinion. Situated on Methuen Road in Southsea, this well presented property provides a living room and a formal dining room, alongside a smartly fitted kitchen and stylish bathroom suite. The first floor then provides three great sized double bedrooms.

Additionally the home is double glazed and outside is an enclosed south facing rear garden. We highly recommend an internal viewing to appreciate all the home has to offer, so for further information or to arrange a time to view, please contact the Lawson Rose sales office today.



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



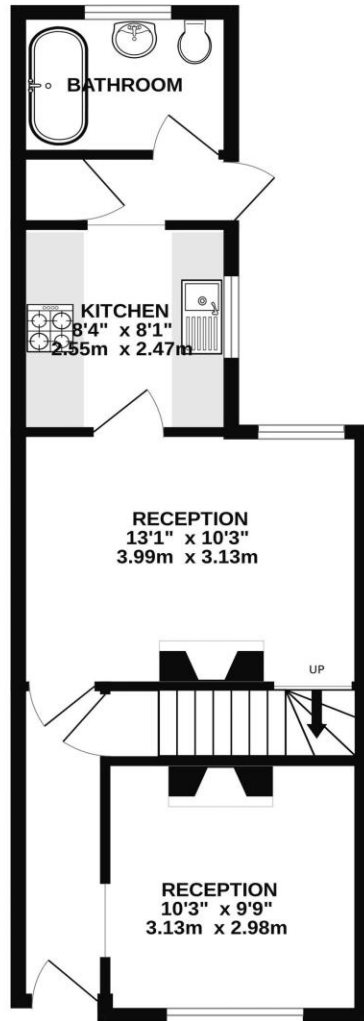




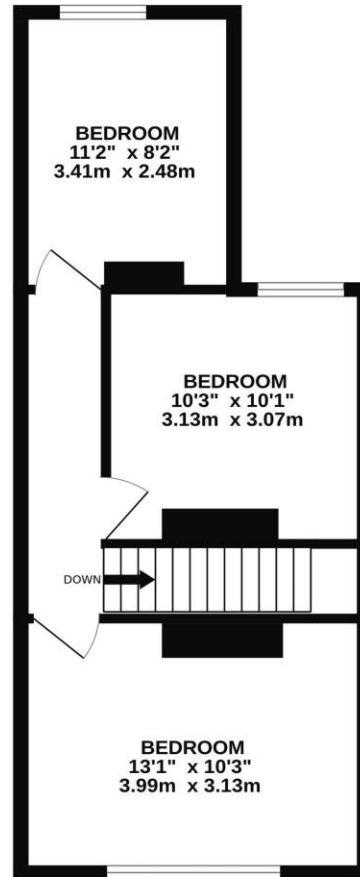




GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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