



FOR SALE

£325,000

97 Mayles Road, Milton,
Southsea, PO4 8NR.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This smartly presented three-bedroom bay & forecourt home is situated in the ever-popular PO4 area and would make an ideal purchase for first-time buyers, growing families or those looking to upsize within a sought-after location. Positioned on Mayles Road, the property is stylishly finished throughout and offers well-balanced accommodation with a welcoming and inviting feel from the moment you step inside. The entrance hall leads through to a spacious front living room, filled with natural light from the large bay window and complemented by a feature fireplace, creating a warm and comfortable space to relax. A second reception room provides an excellent formal dining area, perfect for entertaining, and flows seamlessly through to the rear extension and kitchen — a superb open and sociable space ideal for modern living. From here, double doors open out onto the lovely, green and generously sized, west facing rear garden, offering an ideal setting for outdoor dining and family time. The garden further benefits from a large workshop/shed and convenient side pedestrian access to the road.

To the first floor, the property offers three good-sized bedrooms along with a well-appointed fitted bathroom, all presented in a bright and appealing manner. Additional benefits include double glazing and gas central heating throughout, adding to the comfort and practicality of the home. For further information or to arrange a viewing, 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

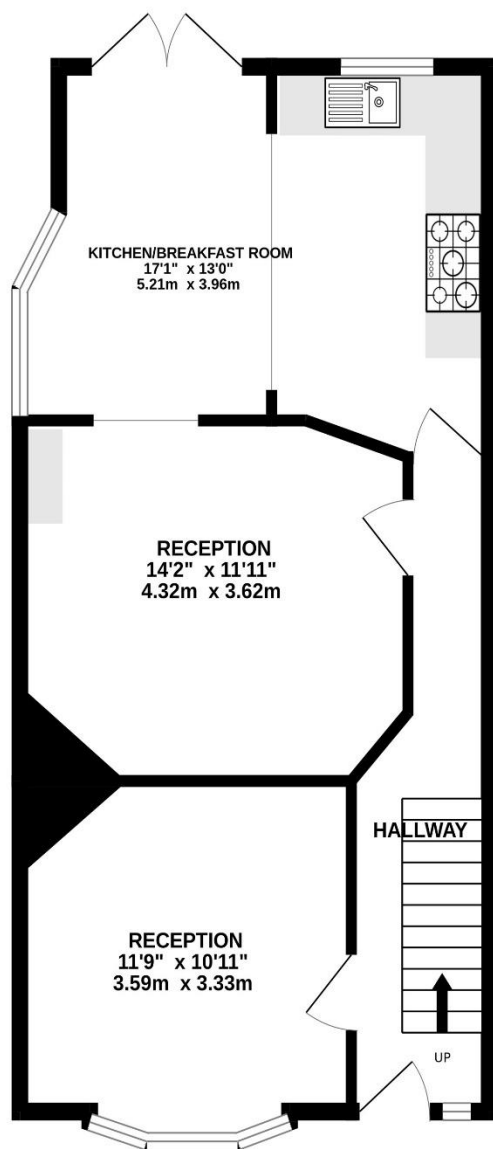


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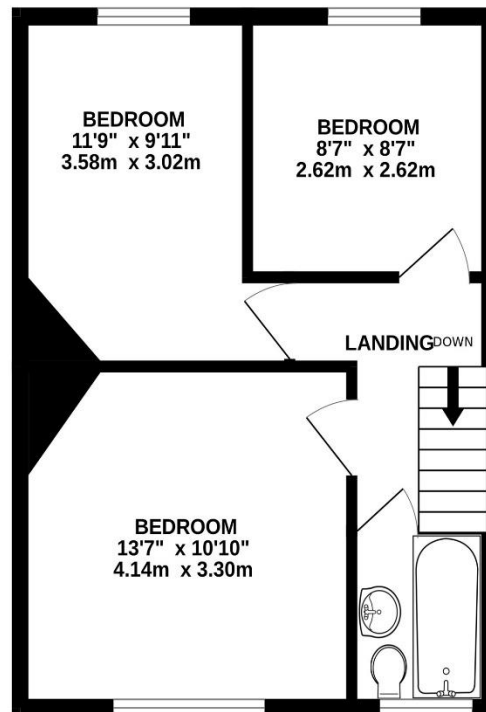




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	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.