



# FOR SALE

£270,000

31 Pretoria Road,  
Southsea, PO4 9BB.

Tenure: Freehold

ESTATE AGENTS

L A W S O N  
R O S E

## PROPERTY DESCRIPTION

This three bedroom, bay & forecourt property in the popular Pretoria Road is offered with no forward chain! Upon entering, off the hallway is a spacious living room with a large bay window and a secondary reception room with double doors leading out into the enclosed rear garden. There is a fitted kitchen, separate utility, downstairs bathroom and a shower room. The first floor then provides three great sized bedrooms, plus there is the added benefit of a first floor W.C. A great opportunity and perfect for those looking to put their 'own stamp' on a family home.

For further information or to request 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: 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)

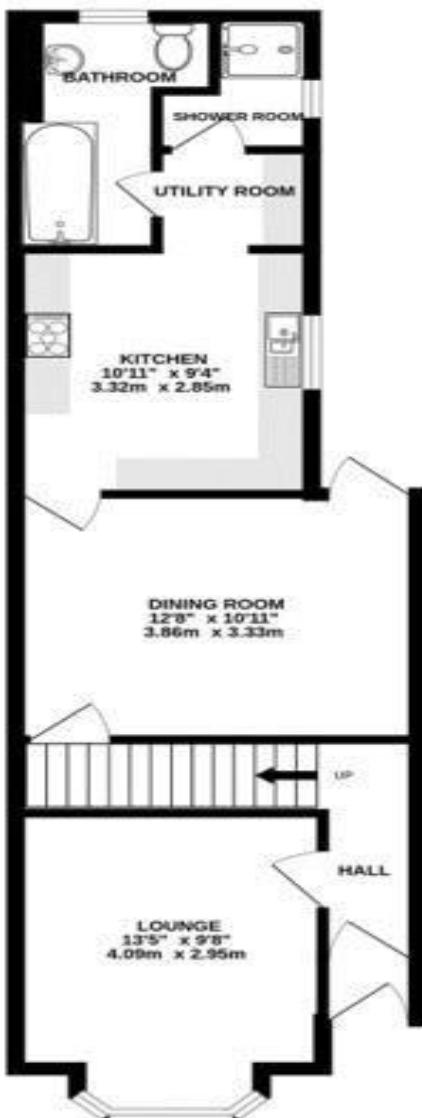


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**





GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



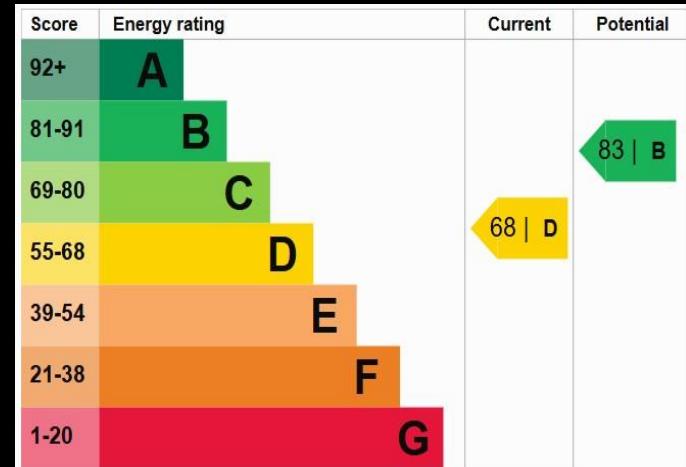
1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature or approximation given no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used at your own risk 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.