



FOR SALE

£279,000

3 Grayshott Road,
Southsea, PO4 8AH.

Tenure: Freehold

ESTATE AGENTS

LAWSON
ROSE

PROPERTY DESCRIPTION

This three bedroom, bay & forecourt property is close to local amenities and not to far from Fratton Train Station. Situated in the popular Grayshott Road in Southsea, the property could make for an ideal first time or family home, providing a spacious open plan living room with a large bay window. There is a fitted kitchen, downstairs shower room and a formal dining room with access into the rear conservatory overlooking the garden. The first floor then provides the family bathroom suite plus three good sized double bedrooms, all of which have built in cupboards. Externally the property also benefits from a well-kept, low maintenance 20ft rear garden. Given all the property has to offer we anticipate a strong level of interest and would suggest booking an internal viewing at the earliest opportunity. All enquires please contact one of the Lawson Rose sales team 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)

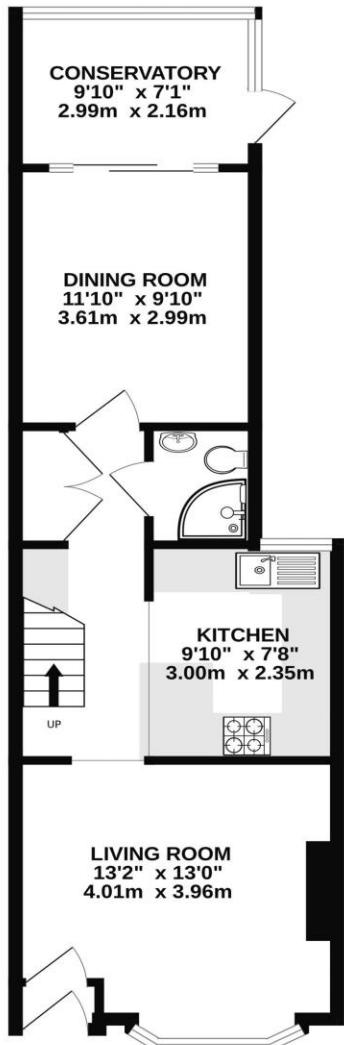


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS





GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.

