



FOR SALE

£230,000

5 Blenheim Court,
Southsea, PO4 9RZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

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**LAWSON
ROSE**

PROPERTY DESCRIPTION

This modern terraced property benefits from off-road parking and is located in a quiet cul-de-sac in Southsea, offered to the market with no forward chain. Situated on Blenheim Court, the home, while in need of some modernisation, offers a good opportunity for a first-time buyer or investor. The accommodation provides a spacious living room on entry, with a fitted kitchen to the rear. The first floor comprises two double bedrooms and a fitted bathroom. Externally, the property has an allocated off-road parking space and an enclosed 23FT west-facing rear garden. For all enquiries, 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.
- Allocated Off Road Parking Space & 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)

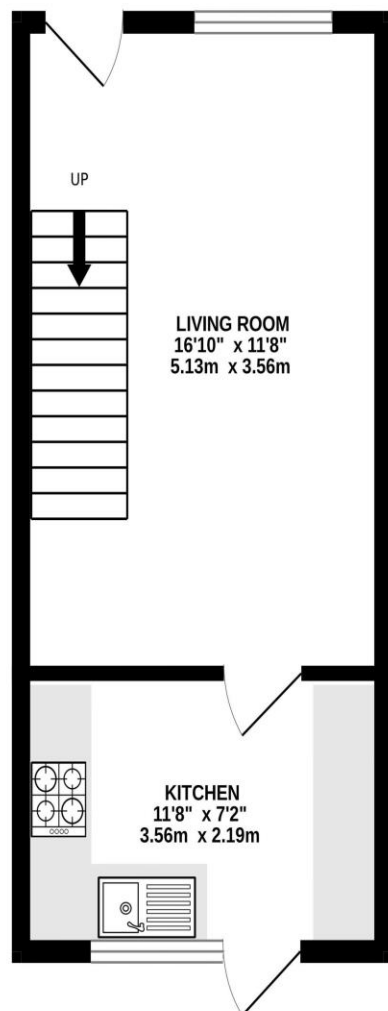


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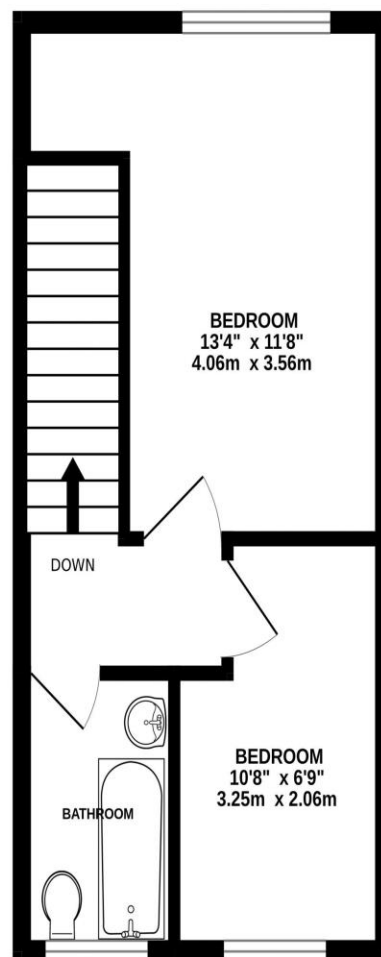




GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 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 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.