



PRICE - £260,000

**15 Highland Terrace,
Southsea, PO4 9DE.**



- **Two Bedroom, Victorian Cottage**
- **Within Conservation Area**
- **Well Presented Throughout**
- **Modern Kitchen & Bathroom Suite**
- **Large Front & Rear Gardens**
- **Internal Viewing Highly Advised!**

Lawson Rose are delighted to bring to the market this well presented, mid-terrace Victorian Cottage located in the requested Highland Terrace, Southsea. Within a Conservation Area and in walking distance to popular Albert Road, the quaint cottage is set back from the main thoroughfare in a quite spot behind the impressive St Margaret's Church. Entering the front gate and down a cobbled path, the front door of the home leads to a open planed living space with a fitted kitchen, modern bathroom and lean/too utility area on the ground floor, whilst upstairs provides the two double bedrooms. As well as a mature front garden, the rear also provides a substantial 45ft rear garden complete with a summer house. Additionally, the home is double glazed and gas centrally heated, plus along with the unique location, we recommend an internal viewing as soon as possible. For further information or to arrange a viewing, please contact the team today.

Front Door To:

Porch

Cupboard housing meters. Door to:

Reception Room

Double glazed window to front and rear aspect. Two tall radiators. Stairs rising to first floor landing. Doorway to kitchen.

Kitchen

Double glazed window to side aspect. Range of wall and base units with wooden work surfaces over. Space for dishwasher, fridge/freezer and cooker. Extractor fan. Boiler. Sink with mixer tap over. Built-in storage cupboard. Tiled to principal areas.

Bathroom

Double glazed obscured window to rear aspect. Radiator. Panel enclosed bath. Low level w/c. Vanity wash hand basin. Tiled to principal areas. Radiator. Tiled flooring.

Lean To

Unit with plumbing for washing machine. Double glazed door to garden.

Garden

Paved area to front aspect. Mainly laid to artificial grass. Range of flower borders. Paved path leading to glass summer house at rear.

Summer House

Double glazed windows and French doors.

First Floor Landing

Loft access. Door to bedroom one and two.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator. Built-in storage cupboard housing combi boiler and storage.

Services


Gas, water, electricity and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

Council Tax


Portsmouth City Council - B (£1,347.82 2020/21).



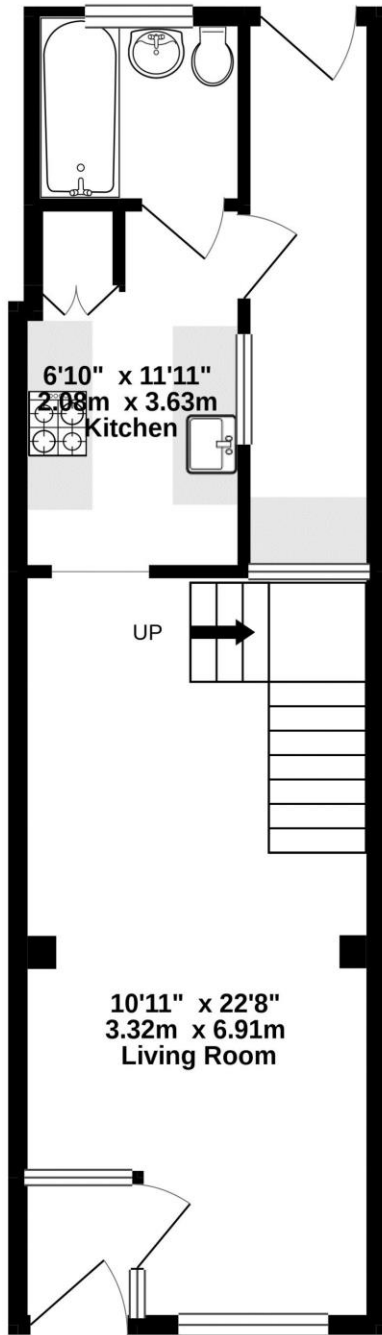
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	83
England & Wales	EU Directive 2002/91/EC 	

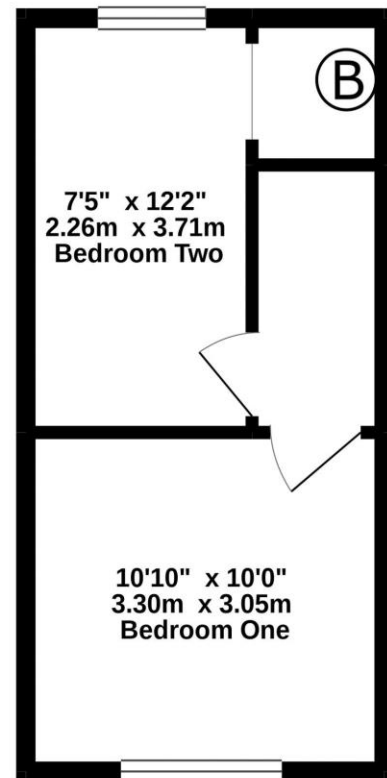
Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	27	62
England & Wales	EU Directive 2002/91/EC 	

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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