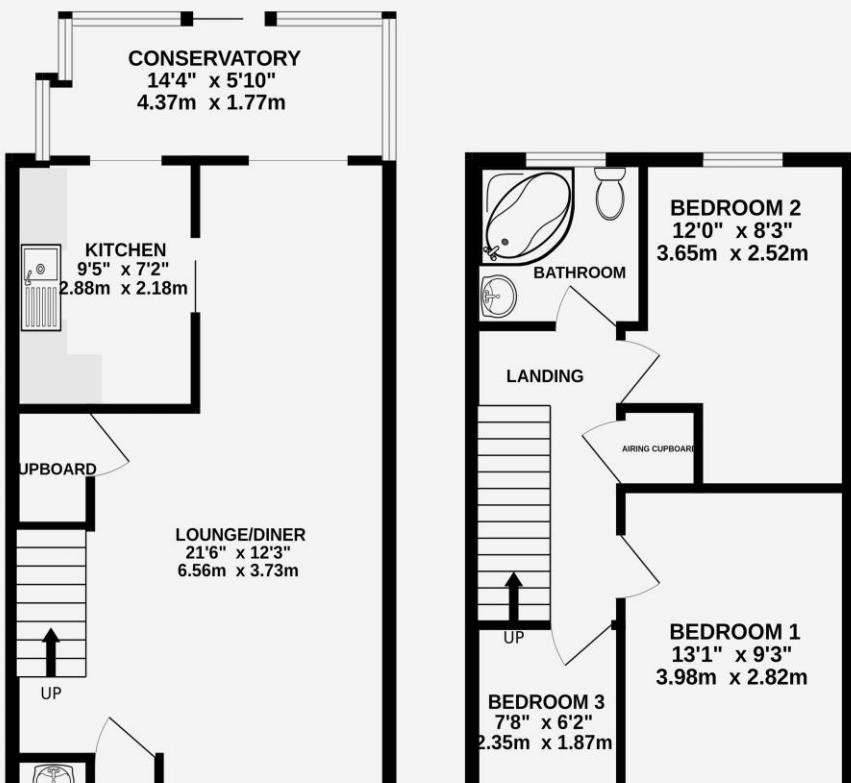




**FOR SALE**  
**£370,000**  
47 Cockleshell Gardens,  
Southsea, PO4 9SA.

ESTATE AGENTS  
**LAWSON ROSE**

GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.

TOTAL FLOOR AREA: 917 sq.ft. (85.2 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 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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£370,000

## 47 Cockleshell Gardens, Southsea

Situated in a quiet cul de sac location and offered with no forward chain is this popular style end of terrace home. At ground floor level the accommodation provides entrance hall, w/c, lounge/dining, fitted kitchen and a conservatory with a double glazed sliding door to the rear garden. The first floor has three bedrooms and a family bathroom. Outside of the property there is a garage with power and lighting and an off road parking space in front of it. There is also gated pedestrian side access and a lovely garden. Properties of this nature rarely come to the open market so please contact Lawson Rose to arrange your internal inspection.

### Services

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

### Council Tax

Portsmouth City Council - Band C



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131 Winter Road, Southsea, PO4 8DS



