

FOR SALE

Offers in Excess of £250,000

7 Berney Road,
Southsea, PO4 8HG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Offered with No Forward Chain! This attractive three-bedroom, double bay & forecourt home could make an ideal first-time purchase or family residence. Located on the sought-after Berney Road in Milton, it's conveniently close to local amenities and just moments from Barnsbury Park. Internally, the property boasts a welcoming hallway that leads into a beautifully presented open-plan living space, complete with a large bay window and double doors that open out to the rear garden—perfect for entertaining or relaxing. The stylish, modern fitted kitchen is well-appointed, and there's the added benefit of a handy downstairs W.C. Upstairs, you'll find three well-proportioned bedrooms, including a generous master with built-in wardrobe, and a contemporary family bathroom suite. Outside, the property enjoys a 34ft enclosed rear garden that's low maintenance and ideal for outdoor enjoyment. We highly recommend an internal viewing to fully appreciate all this home has to offer. For more information or to arrange a viewing, please contact 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

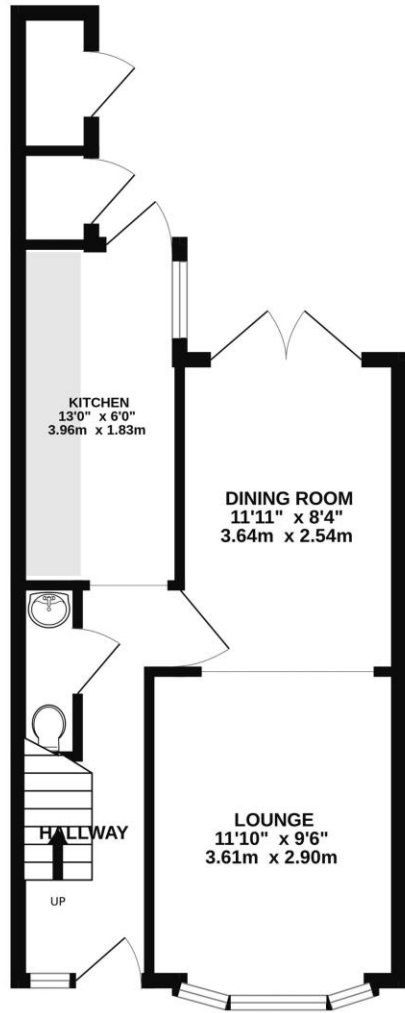


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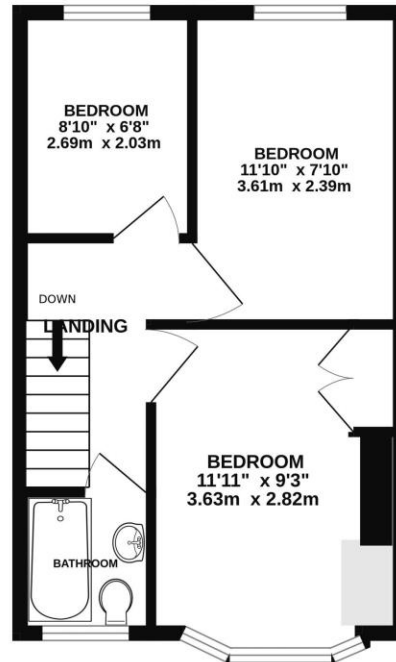




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.