

**FOR SALE**

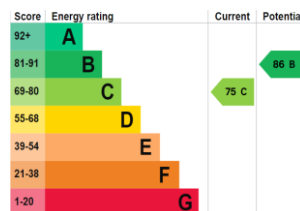
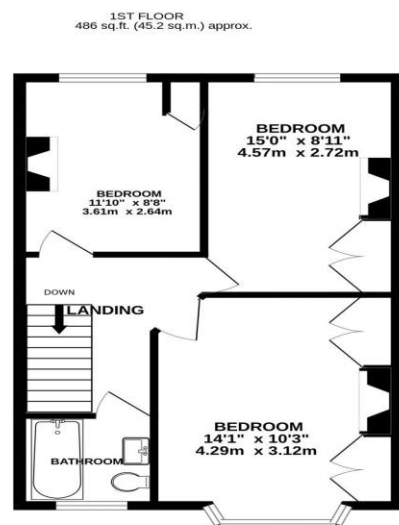
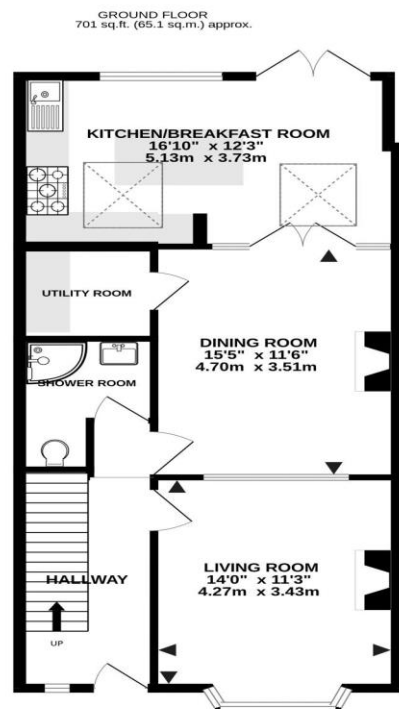
**£360,000**

104 Ophir Road,  
Portsmouth, PO2 9ET.

ESTATE  AGENTS

**LAWSON  
ROSE**





TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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Lawson Rose take pleasure in introducing this substantial residence in Ophir Road that seamlessly blends timeless elegance with modern comforts. This truly stunning period home, boasts a wealth of original features and character throughout, capturing the essence of a bygone era. Step inside, and you'll be greeted by a meticulous attention to detail that is evident in every corner of this home. The ground floor welcomes you with parquet flooring, creating a warm and inviting ambiance that extends throughout the majority of the living spaces. The stylishly extended kitchen is a masterpiece, marrying contemporary design with classic charm. This culinary haven is not just a functional space; it's a work of art where every detail has been carefully curated. The main level also offers a separate utility room, providing convenience and organisation to the daily rhythms of life. A spacious living room invites relaxation and social gatherings, offering a perfect balance between comfort and sophistication. The inclusion of a downstairs shower room adds a modern touch to the traditional layout, enhancing the overall functionality of the home. Ascend the staircase to discover the upper level, where indulgence and comfort continue. The upstairs bathroom is a sanctuary of tranquillity, featuring modern amenities within a classic framework. Three generously sized double bedrooms complete the upper floor, each exuding its own unique charm and character. The proportions of these bedrooms provide an abundance of space for both relaxation and rejuvenation. Throughout this residence, the original features have been preserved and celebrated, from ornate cornices to elegant fireplaces, creating an atmosphere that is both charming and timeless. The harmonious blend of classic architecture and contemporary updates make this property a rare find, offering the best of both worlds. Outside, the property boasts a charming double bay and forecourt, adding to its curb appeal and creating a welcoming first impression. Whether you're enjoying the comfort of the interiors or the allure of the exterior, this home is a testament to classic design and modern luxury. In summary, with its original features, stylish extensions, and spacious interiors, this home offers a lifestyle that seamlessly merges the past with the present and we highly recommend an internal viewing to appreciate all that's on offer.

## Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose,

## Council Tax - Band C







