



FOR SALE

Offers in Excess of £265,000

53 Merlin Drive, ,
Portsmouth, PO3 5QY.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Lawson Rose are delighted to offer this modern terraced home, found in a quite cul-de-sac with a driveway for off road parking. A fantastic opportunity for a modern and stylish home in our opinion, the home offers a contemporary fitted kitchen, an open living space with double doors opening onto the large west facing rear garden. The first floor then provides two bedrooms, one of which has an array of built-in storage/wardrobes plus a fitted family bathroom suite. Additionally, the house is double glazed, gas centrally heated, has side pedestrian access plus is found within the Admiral Lord Nelson catchment area. For further information or to arrange an internal viewing, please contact our sales team on 02392 367779.

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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

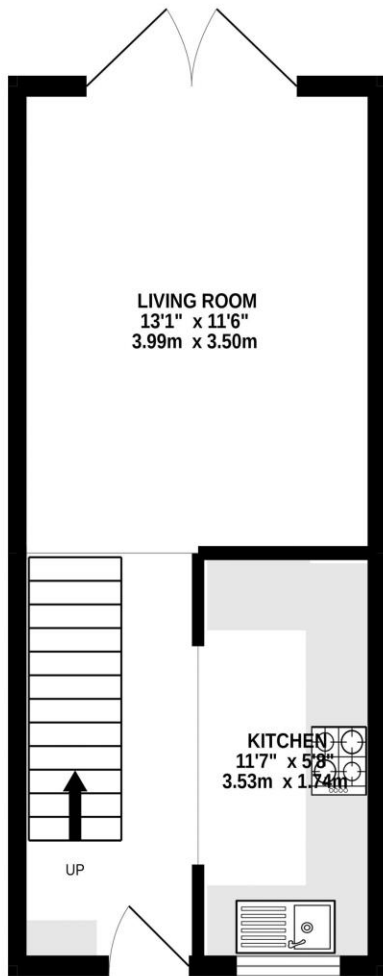


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131 Winter Road, Southsea, PO4 8DS

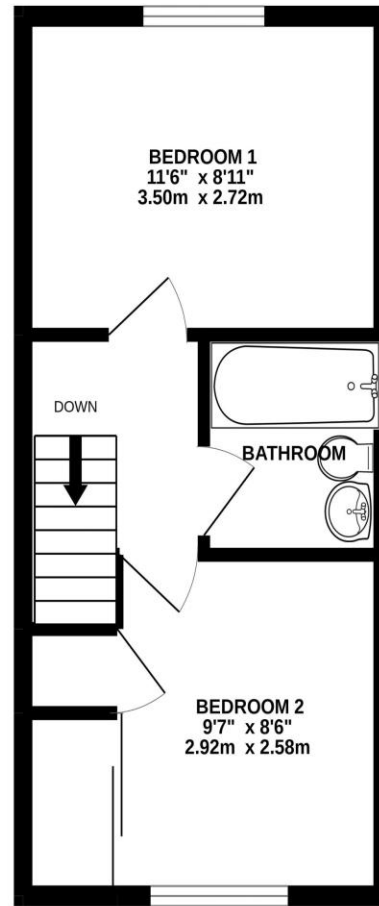




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 c	
55-68	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.

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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