



# FOR SALE

## £330,000

31 Mayfield Road, North End,  
Portsmouth, PO2 0RP.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

No Forward Chain! This extended, semi-detached home benefits from off-road parking and could be ideal for those looking to put their own stamp on a spacious family property within a popular residential area. Situated on Mayfield Road in North End, the home is close to a range of local amenities, well-regarded schools, and offers excellent transport links in and out of the city. Upon entering, the hallway provides access to a handy downstairs W.C. and leads through to a substantial open-plan living space, complete with a bright bay window. This area flows seamlessly into a generous rear extension currently used as a dining space, which enjoys views over the well-kept, 46ft rear garden that also benefits from side pedestrian access. From the dining area, there is access to the fitted kitchen. The first floor provides a fitted shower room and three well-proportioned bedrooms, with the master benefiting from an array of built-in wardrobes. While the property would benefit from some modernisation, it offers fantastic potential to create a wonderful family home. We highly recommend an internal viewing to fully appreciate all that's on offer. For further 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

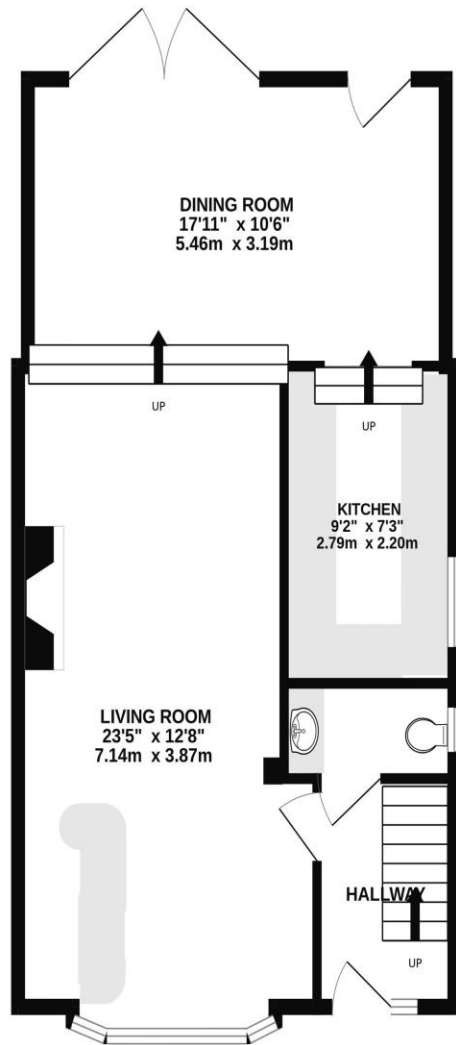




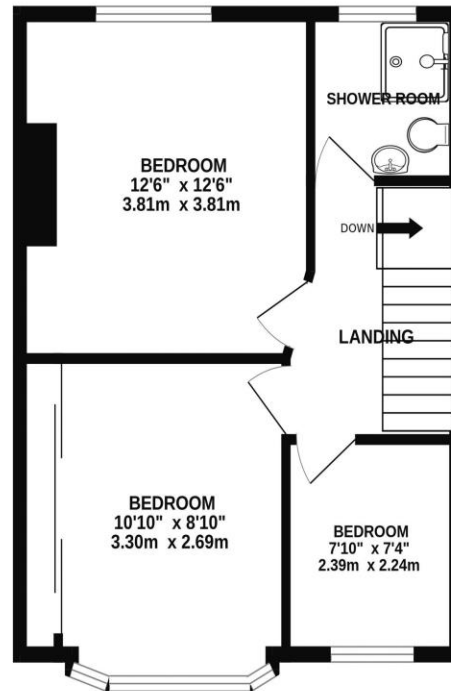




GROUND FLOOR



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