



FOR SALE

£375,000

24 Elmwood Road, Hilsea,
Portsmouth, PO2 9QL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

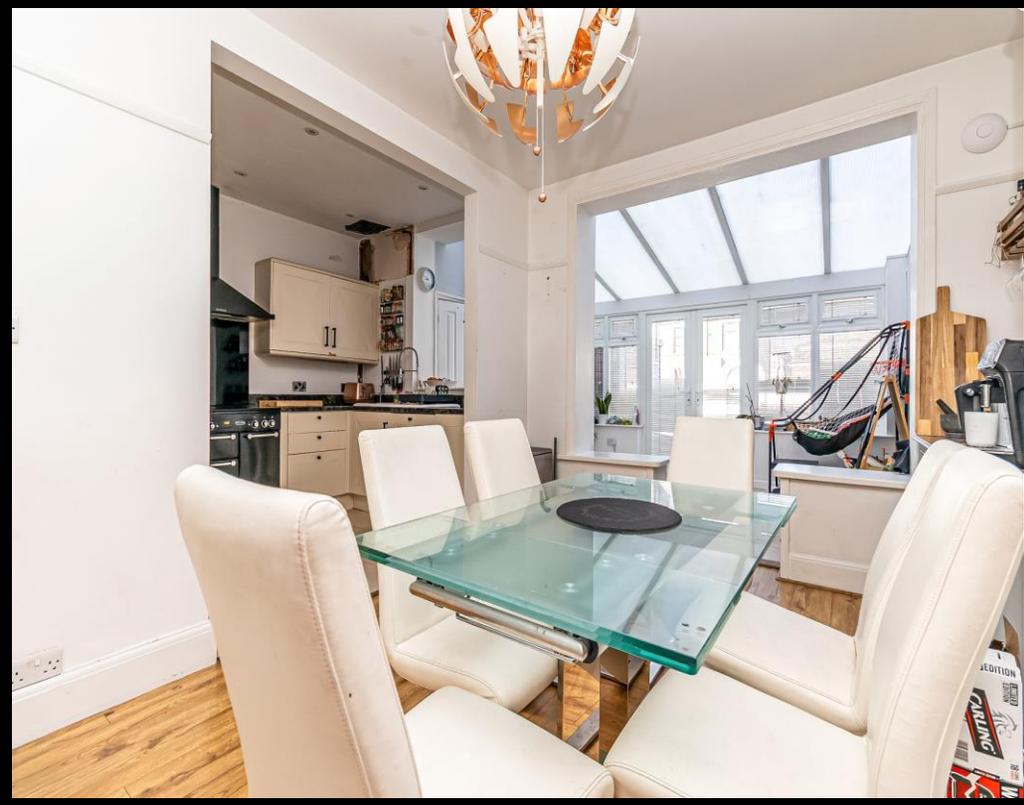
This substantial four-bedroom, double bay & forecourt property offers flexible living accommodation arranged over three floors and would make an ideal family home in a popular residential location. Situated within the requested 'Wood Estate', this home on Elmwood Road is conveniently close to local amenities, schools, and transport links. The entrance leads into a bright living room, featuring a large bay window and a log burner, providing a cosy focal point while allowing plenty of natural light to fill the space. To the rear, a generous open-plan kitchen/dining area flows seamlessly into a light conservatory, which overlooks the rear garden and offers a pleasant space for relaxing or entertaining. Also on the ground floor is a useful utility cupboard and a modern fitted shower room. From the conservatory, double doors open onto a well-maintained, low-maintenance rear garden of approximately 30ft, which benefits from rear pedestrian access. There is also vehicle access behind the property, offering potential for off-road parking, subject to planning. The first floor comprises two good-sized double bedrooms with fitted wardrobes, a smaller fourth bedroom, and a stylish family bathroom. The top floor is dedicated to the master bedroom, which features built-in wardrobes, a Juliet balcony, and a modern en-suite shower room. This property represents a wonderful opportunity to acquire a spacious family home in a sought-after location, and we highly recommend an internal viewing. For more information or to arrange a viewing, please contact the Lawson Rose sales office 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)

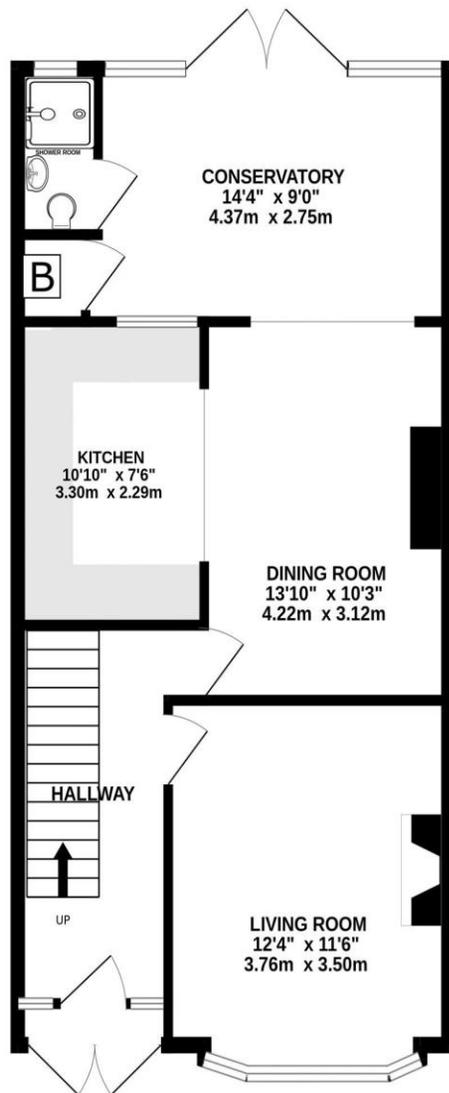


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131 Winter Road, Southsea, P04 8DS

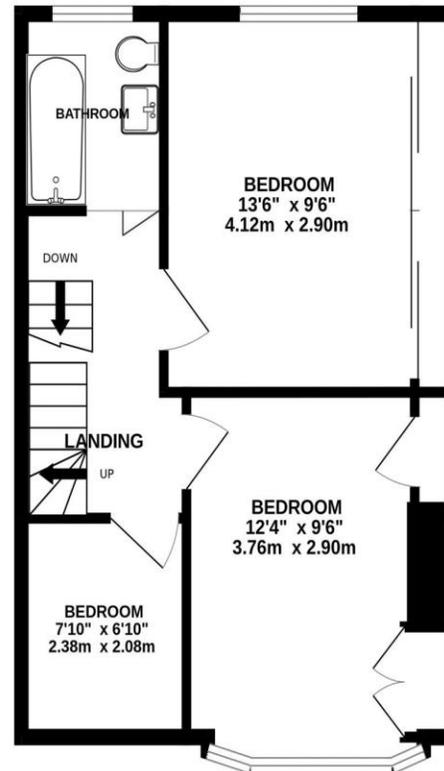




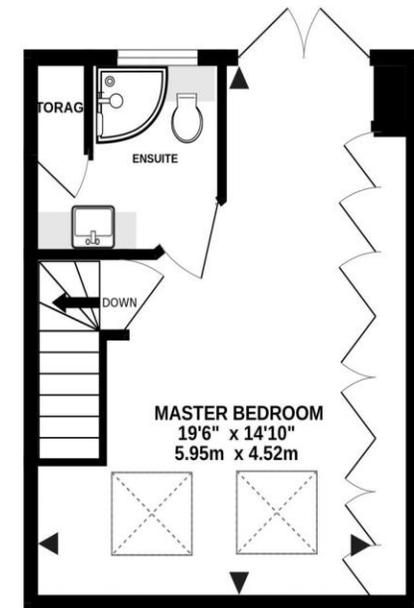
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.