



FOR SALE

Offers in Excess of £325,000

27 Bramshott Road,
Southsea, PO4 8AN.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Lawson Rose bring to the market this sizeable four bedroom, bay & forecourt property in a popular residential pocket of PO4. Situated in Brmashott Road, this loved family home maintains much of its original character and features, with the accommodation providing a spacious living room with a large bay window, alongside a formal dining room, separate fitted kitchen and a handy downstairs W.C. The first floor has a larger floorspace than the ground floor, with four bedrooms and a good sized family bathroom suite. Additionally the home is double glazed and gas centrally heated, there is shared side pedestrian access and a low maintenance rear garden and a great sized, versatile basement, currently used for storage. A great opportunity for a family home in our opinion and therefore we highly recommend an internal viewing to appreciate all the property has to offer. For further information or to request a time to view, please contact the 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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



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131 Winter Road, Southsea, PO4 8DS







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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.