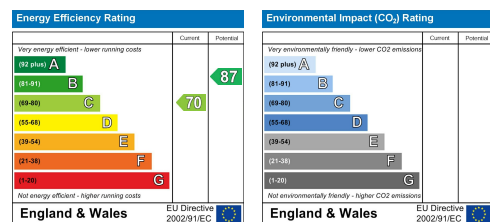


Floor Plan



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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



16 Lawson Road
Southsea, PO5 1SE

*** COMPLETELY REFURBISHED FROM TOP TO BOTTOM ***

Castles are proud to welcome to the market this large two bedroom mid terraced property located in Lawson Road, Southsea. The property has undergone an extensive renovation throughout and is now ready for a new owner to move straight into and benefit from. The renovations undertaken were:

Ground floor fully damp proofed with 15 year guarantee. New Wall ties with 15 year guarantee. New Combi boiler with 5 year guarantee and all new radiators/heating system. New Electrics full rewire undertaken. New Doors throughout. New Carpets/flooring throughout. New Kitchen with integrated Dishwasher. New Bathroom. Plastered walls and fully decorated internally and externally.

The property has the footprint of a three bedroom terrace but the bathroom has been moved from downstairs to upstairs, which allows for a utility room and w/c to be added to the ground floor. So this property is bigger than the standard two bedroom homes in the area.

If you are interested in this property please contact us today to arrange your viewing.

Offers over £230,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899

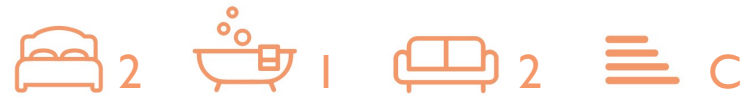


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16 Lawson Road

Southsea, PO5 1SE



- COMPLETELY REFURBISHED
- BRAND NEW UPSTAIRS BATHROOM
- REWIRED ELECTRICS
- TWO DOUBLE BEDROOMS
- NEW FLOORING THROUGHOUT
- BRAND NEW KITCHEN
- BRAND NEW BOILER - 5 YEAR GUARANTEE
- DAMP PROOFED - 15 YEAR GUARANTEE
- UTILITY ROOM
- NEWLY DECORATED INTERNALLY & EXTERNALLY

RECEPTION ROOM

11'1" x 9'10" (3.4 x 3.0)

RECEPTION ROOM

11'1" x 9'10" (3.4 x 3.0)

KITCHEN

10'5" x 7'10" (3.2 x 2.4)

UTILITY ROOM + W/C

7'10" x 5'2" (2.4 x 1.6)

BEDROOM ONE

11'1" x 13'1" (3.4 x 4.0)

BEDROOM TWO

11'1" x 9'10" (3.4 x 3.0)

BATHROOM

10'5" x 7'10" (3.2 x 2.4)

GARDEN

Staff Disclosure

We would like to make you aware that the seller of this property is one of the Directors of Castles Estate Agents.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with one of our independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current rates can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

