

72 LYNN ROAD

PORTSMOUTH | HAMPSHIRE | PO2 7NS



£180,000
Freehold

- Terraced Bay & Forecourt House
- Two Double Bedrooms
- Lounge and Dining Room
- In Need of Modernisation
- Gas Central Heating System
- Bathroom and Separate WC
- Paved Patio Rear Garden
- No Chain.



In Brief

We are delighted to bring to the market this two bedroom bay and forecourt house which presents a fantastic opportunity to buyers who may be looking for an exciting renovation project to create their dream home.

Whilst in need of updating and modernisation, this characterful property offers a bright and welcoming feel throughout, with well-proportioned rooms and a low maintenance patio rear garden. Both the living room and the dining room have wooden dado rails and skirtings, together with fireplace surrounds, creating a warm and inviting atmosphere. The kitchen is of good size, with chequered tiled flooring and a large window to the side. A family bathroom, with separate WC complete the downstairs accommodation, whilst there are two double bedrooms on the first floor.

We have also been advised by the current owner that a new boiler was installed approx. 3 years ago. The rear garden is laid to paved patio and enclosed by brick walling. A front forecourt is accessed via wooden 'cottage style' garden gate. Offered with no chain, we would strongly urge an early viewing.

£180,000

KEY FACTS

Tenure : Freehold

Council Tax Band : B

EPC Rating : To be confirmed



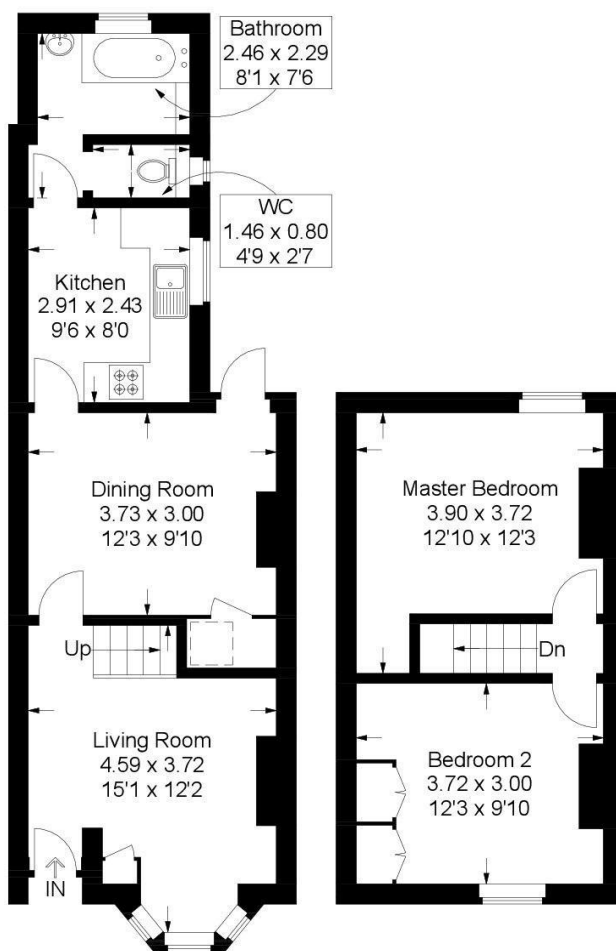
72 LYNN ROAD

PORTSMOUTH | HAMPSHIRE | PO2 7NS



Lynn Road, Portsmouth

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.4 sq m / 4 sq ft
Total = 66.9 sq m / 720 sq ft



Ground Floor

First Floor

 = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com