



FOR SALE

£280,000

70 Glenthorne Road,
Portsmouth, PO3 5DN.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This unique terraced property has a working forge with planning to its rear, plus offering the space and accommodation for a great family home. Located in the popular Glenthorne Road, the property is spread over three floors, offering a large open plan kitchen/dining room with doors opening out into the garden, plus a separate sitting room on the ground floor. The first floor then provides two good sized double bedroom, a fitted four piece family bathroom suite and a staircase rising to the third floor. The loft space has a spacious landing and three sperate versatile rooms. The light industrial unit to the rear occupied and equipped for a blacksmith, would resort back to a large garage if preferable. We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to enquire on viewing arrangements, please contact the Lawson Rose sales team today.

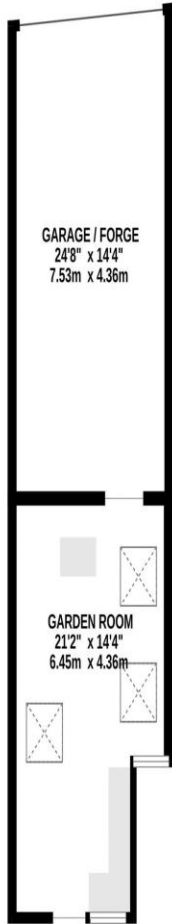
Material Information:

- 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.
- Parking: On Road Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Planning Permission Granted For Rear Blacksmith Workshop (Ask For Further Details)

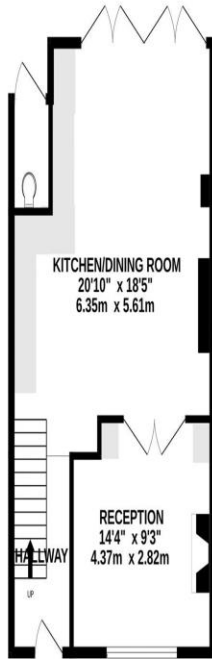




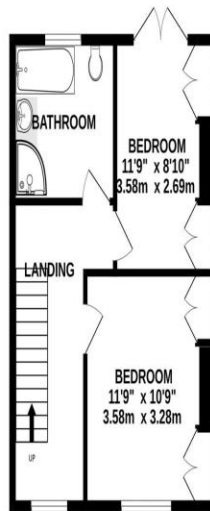
BASEMENT
625 sq.ft. (58.0 sq.m.) approx.



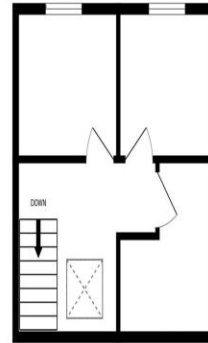
GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



LOFT SPACE
305 sq.ft. (28.3 sq.m.) approx.



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

TOTAL FLOOR AREA: 1897 sq.ft. (176.3 sq.m.) approx.

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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