



FOR SALE

£345,000

1 Hester Road,
Southsea, PO4 8HB.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE**

PROPERTY DESCRIPTION

This modernised & extended three bedroom, semi detached property in Hester Road is being offered with no forward chain! Close to local amenities on Milton Road, this stylish residence offers an array of appealing benefits and could make for an ideal family home. Upon entering, you are greeted with a smartly presented living room with a large bay window, which leads through to a downstairs W.C and stunning, bright and spacious open plan kitchen/ dining area, complete with bi-folding doors overlooking the enclosed west facing rear garden and a separate handy utility space. The first floor then provides three good sized double bedrooms, plus a modern fitted bathroom suite. Additionally the home is double glazed and gas centrally heated throughout, therefore we highly recommend an internal viewing to appreciate all that's on offer. For further information or to arrange a time to view, 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.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

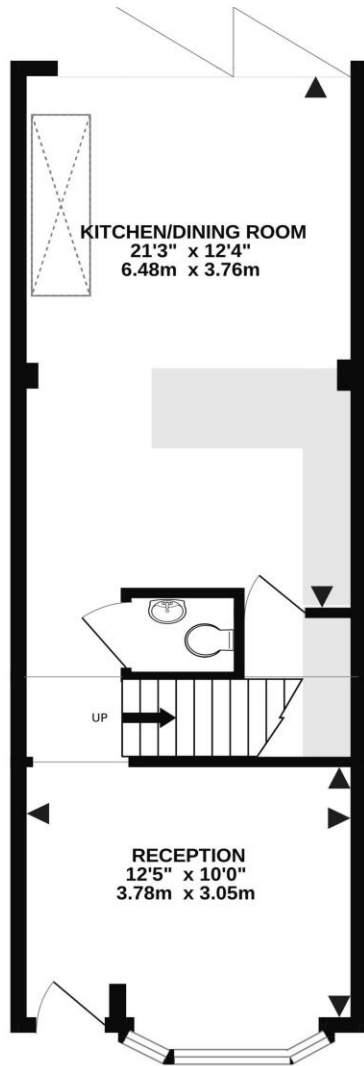


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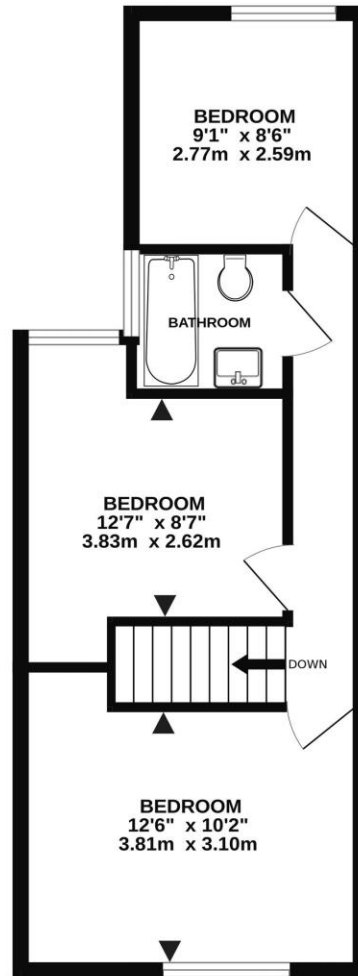




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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.

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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