



ESTATE AGENTS
**LAWSON
ROSE**



FOR SALE

£250,000

65 Daulston Road,
Portsmouth, PO1 5RN.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This three bedroom, end of terrace property in Daulston Road is now available to view with Lawson Rose. Potentially an ideal first time or investment purchase in our opinion, the property provides a brilliant sized open plan living room alongside a stylish, open plan kitchen/ dining space and a downstairs W.C. The first floor then provides three good sized bedrooms and a modern fitted bathroom suite. Additionally the home is double glazed and gas centrally heated, plus outside there is a westerly facing garden with side pedestrian access. We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to arrange an internal viewing, 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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

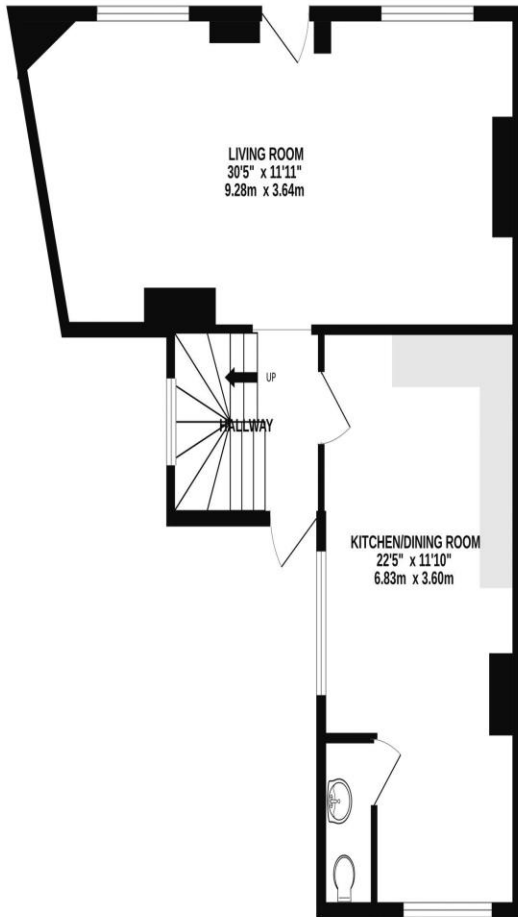


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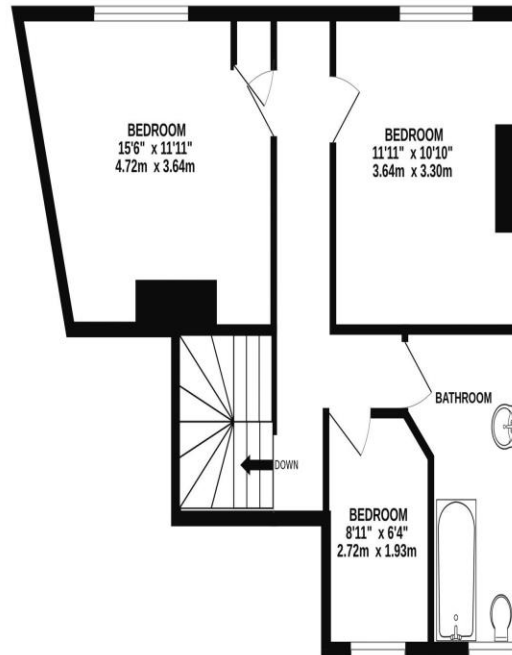




GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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.