



FOR SALE

£450,000

40 Union Road,
Portsmouth, PO3 6GF.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This Link Detached home is found on the popular and sought after Union Road just moments from Lime Tree Park. Offering superbly presented accommodation across two floors including a lovely fitted kitchen breakfast room and a impressive and recently added conservatory overlooking the lovely rear garden. Those looking for parking will most definitely wish to consider this opportunity with driveway parking and a 19ft9 garage there is plenty of space for multiple vehicles. To the first floor there are 3 bedrooms, an en-suite shower room and family bathroom. Completing the accommodation downstairs the sitting room is well proportioned and enjoys views through the conservatory to the garden. Further benefits include gas heating with new boiler fitted in 2024, double glazing throughout and stylish fitted blinds. For all viewing arrangements please call the team at Lawson Rose.

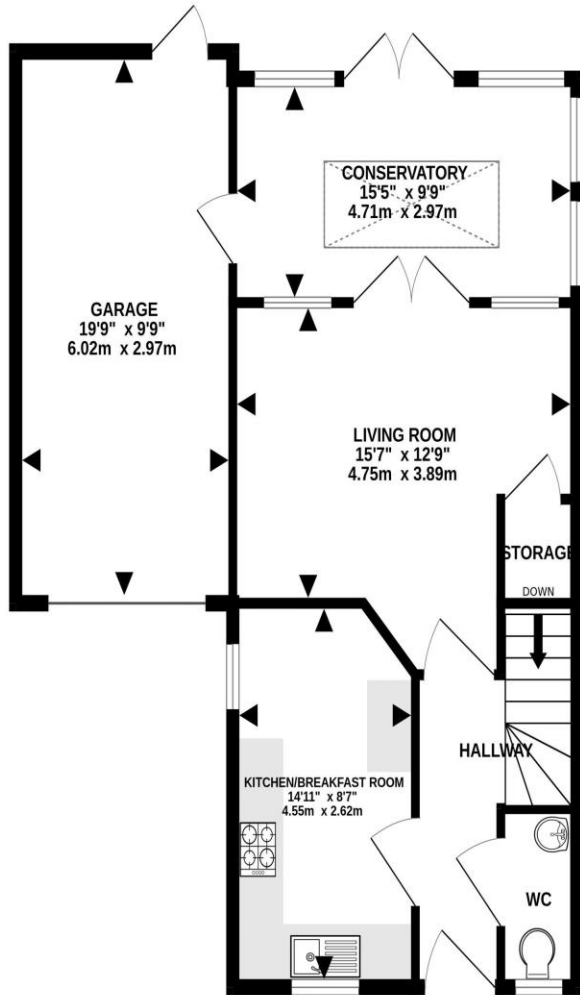
Material Information:

- 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)
- Date of Original Lease:
- Term:
- Management Company:
- Service Charge:
- Ground Rent:
- Lease Restriction: A copy of the lease is available upon request.
- Please also add anything else in this box that is required to comply with Material Information 2023.

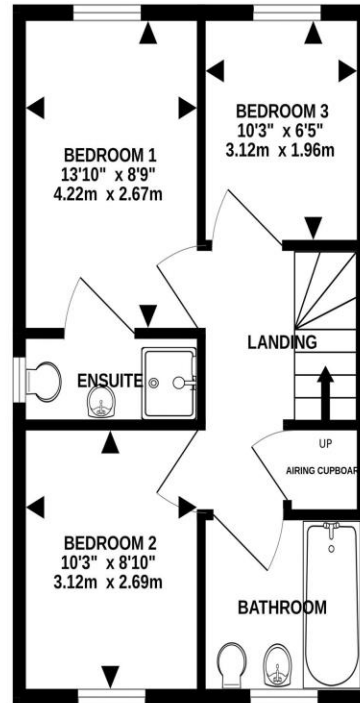




GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 77 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.



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

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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