



FOR SALE

£399,999

44 Union Road, ,
Portsmouth, PO3 6GF.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Welcome to this modern and contemporary link-detached three-bedroom family home in PO3. Ideal for families and professionals, this property features a spacious living room with large windows that flood the space with natural light. At the rear, a charming conservatory offers additional living space and connects seamlessly to the private rear garden, perfect for outdoor dining and relaxation. The fully-fitted kitchen includes contemporary cabinetry, ample storage, and high-quality appliances. The home has three well-proportioned bedrooms, including a master with an en-suite bathroom, and a modern family bathroom. Additional highlights include a garage with a driveway in front for secure parking and extra storage, along with convenient off-street parking. The property benefits from excellent public transport links, with easy access to the M27 and A34(M) motorways, providing seamless connections to Southampton and London.

It is also within the catchment areas of top local schools like Portsmouth Grammar School, Mayfield School, and Miltoncross Academy. Nearby amenities include local shops, parks, recreational facilities, and the Queen Alexandra Hospital for convenient healthcare access. Don't miss the chance to make this your new home—schedule a viewing today!

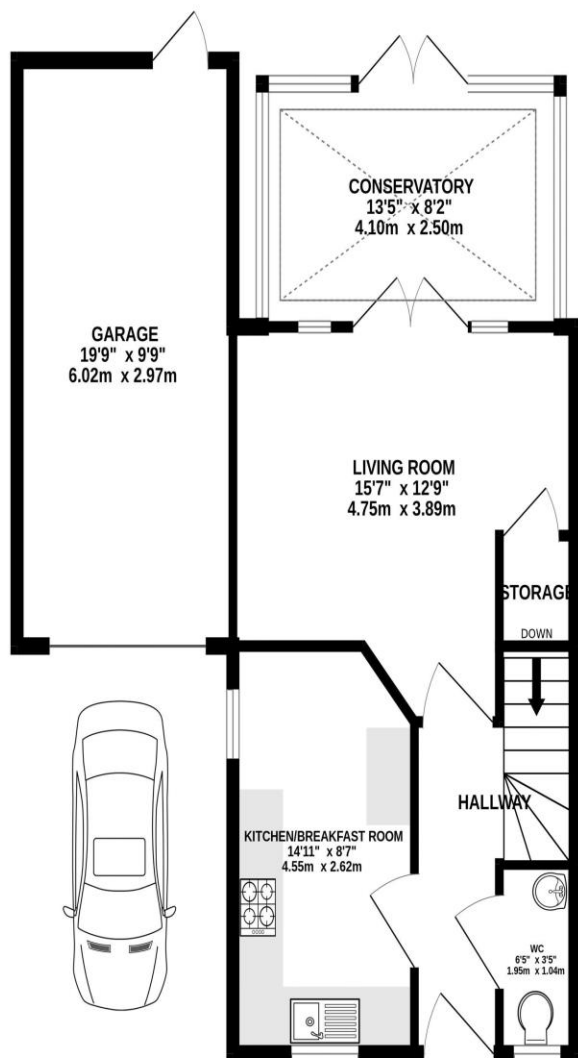
Material Information:

- 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.
- Driveway & Garage Parking
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Estate Charge - £192.24 per annum

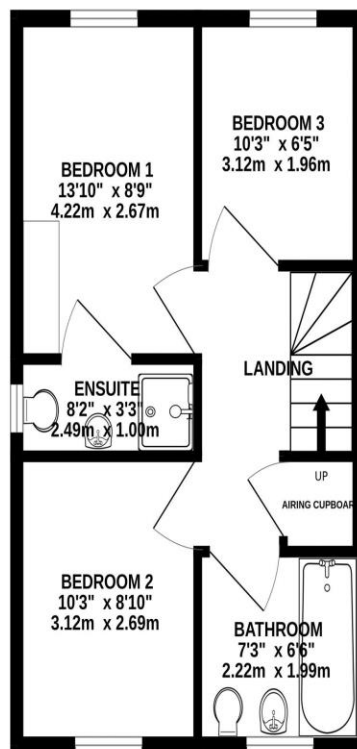




GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	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.



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