



FOR SALE

£315,000

4 Hunter Road,
Southsea, PO4 9DL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this well presented, three bedroom, bay & forecourt property located in a requested road in PO4. Situated on Hunter Road, the accommodation provides a bright and airy open plan kitchen/ dining area, alongside an extended fitted kitchen/ dining area complete with a Velux window and double doors opening into the enclosed rear garden. The first floor then provides three great sized double bedrooms, plus a modern fitted bathroom suite. Additional benefits include a downstairs W.C, double glazing and gas central heating. We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to request a internal viewing, please contact one of our sales team today.

Material Information:

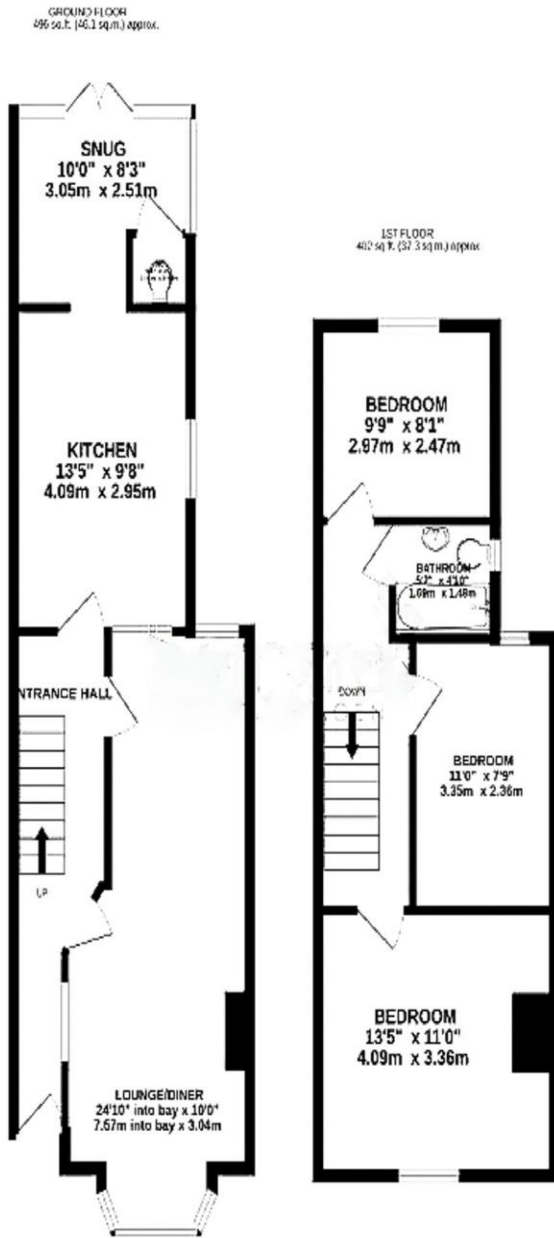
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



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131 Winter Road, Southsea, PO4 8DS







TOTAL FLOOR AREA: 868 sq.ft. (80.4 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan contained here, please be aware of some variations, errors and any other items not specifically mentioned and to accept liability in full for any error, omission or misstatement. It is your responsibility to ensure the services and appliances are tested as suit for any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operation or reliability can be given.
Lundy and Kempley (2024)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.