



# FOR SALE

**Guide Price £325,000**

39 Brampton Lane,  
Portsmouth, PO3 5TB.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This charming two-bedroom, (formally a three bedroom) semi-detached home nestled in a tranquil cul-de-sac within a sought-after residential area. This cherished family residence, while in need of some modernisation, boasts immense potential for the right buyer. Upon arrival, you are greeted by a spacious driveway offering parking for several vehicles, complemented by a garage that provides ample storage space. As you step inside, the ground floor features a convenient downstairs W.C., a generously sized living room, a kitchen/breakfast room perfect for family meals, and a rear conservatory that floods the space with natural light. The first floor hosts two well-appointed bedrooms, each equipped with an array of built-in wardrobes, ensuring ample storage. Additionally, there is a fitted bathroom suite to complete the upstairs accommodations. Outside, the low-maintenance garden includes a large store/workshop equipped with power and lighting, offering versatile usage options. This property is a fantastic opportunity to create a wonderful family home in a peaceful and popular location. For further information or to arrange an internal viewing, 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.
- Garage & Off Road Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Medium Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**



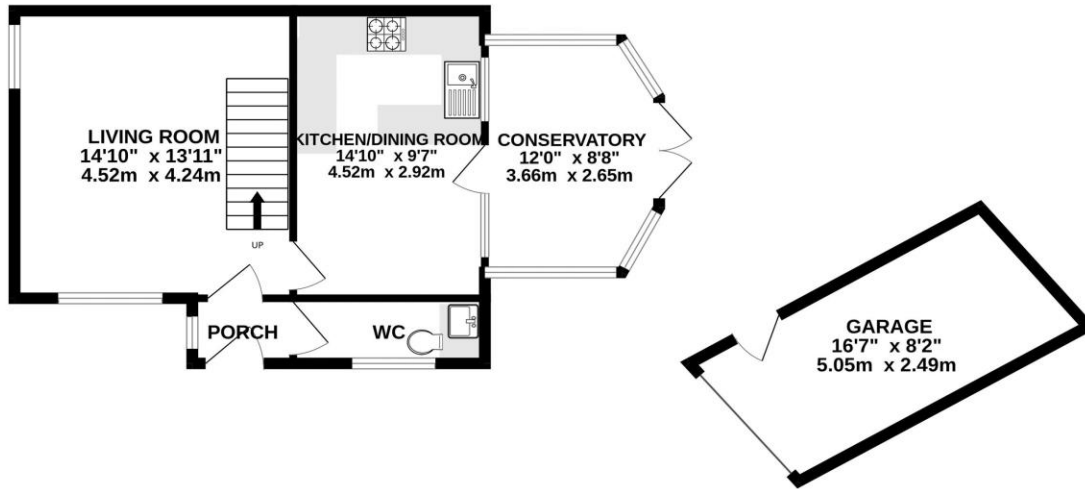




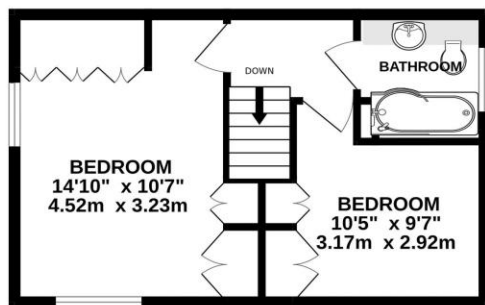




# GROUND FLOOR



# 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.