



FOR SALE

£250,000

24 Corby Crescent,
Portsmouth, PO3 5UN.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Offered with no forward chain, this well-presented two-bedroom terraced home is tucked away in the popular Anchorage Park, boasting allocated off-road parking and a south-facing rear garden. Situated on Corby Crescent, this property could be the ideal first-time buy or a superb option for those looking to downsize. Internally, the home features a recently modernised kitchen and a generous open-plan living space, which flows beautifully into an insulated rear conservatory overlooking the garden. Upstairs, there are two bedrooms, including a master with built-in wardrobes, along with a modern fitted bathroom suite. Outside, the garden benefits from rear pedestrian access, leading directly to the private parking space. Viewings are highly recommended to fully appreciate what this lovely home has to offer. For further information or to arrange your viewing, please contact the Lawson Rose sales team today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- 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.
- Parking: Allocated Off Road Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

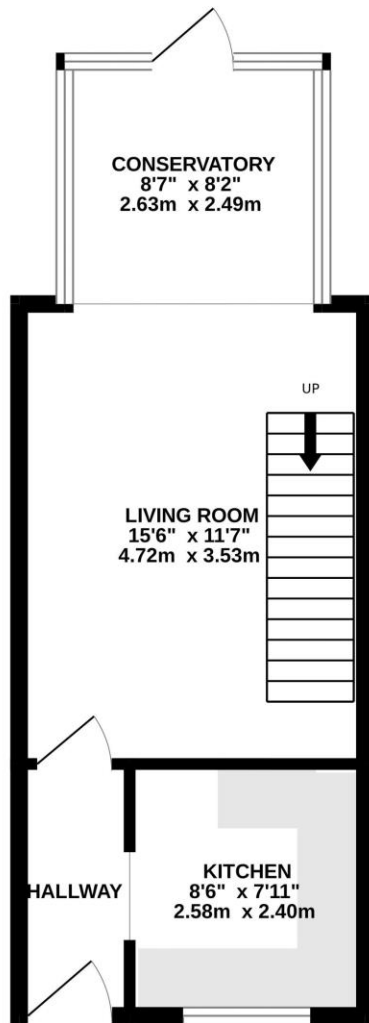


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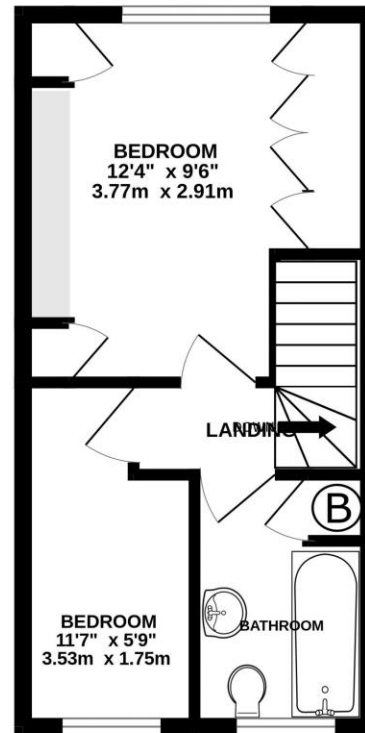




GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.0 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.