



FOR SALE

£289,000

29 Hunter Road,
Southsea, PO4 9DL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This attractive three-bedroom, bay and forecourt property on the ever-popular Hunter Road, Southsea, could make for an ideal first-time or family home — and is being offered with no forward chain! Stepping inside, the welcoming hallway leads to a bright and spacious front reception room with a large bay window (currently arranged as a bedroom). Beyond this is a modern fitted kitchen and a generous second reception that opens seamlessly into the rear conservatory/utility space — perfect for relaxing or entertaining — with views across the enclosed 21ft south-facing rear garden. Upstairs, the first floor provides three well-proportioned double bedrooms complemented by a stylish, contemporary shower room. For further information or to arrange your viewing, please contact Lawson Rose Estate Agents.

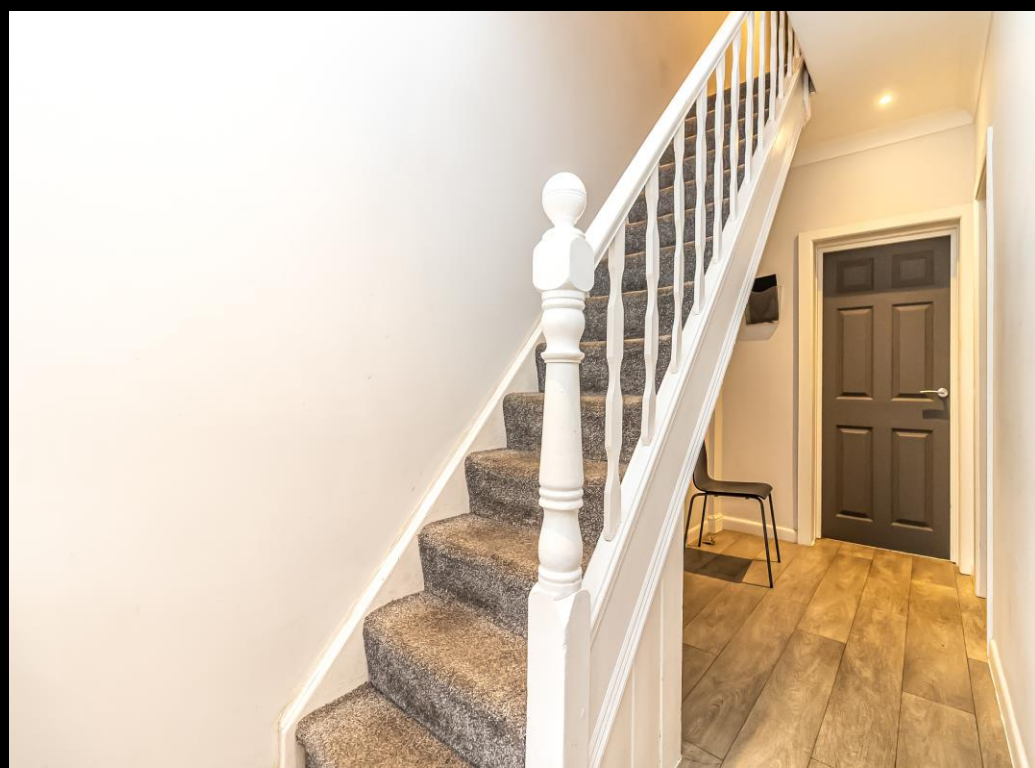
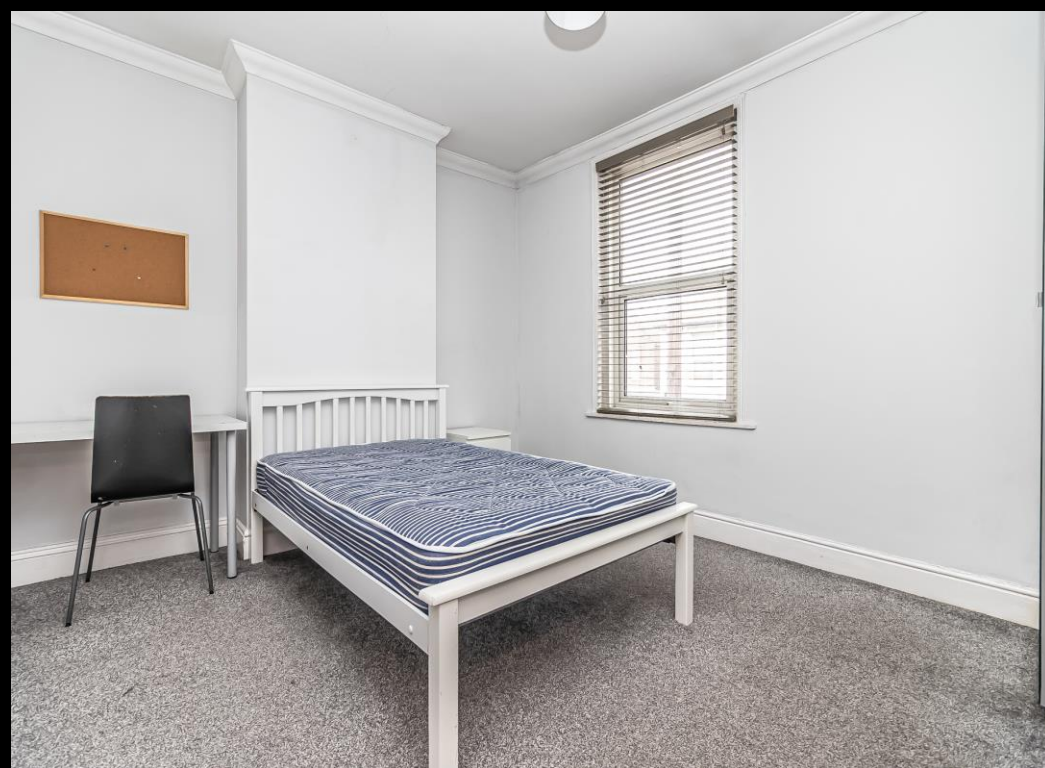
Material Information:

- 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)

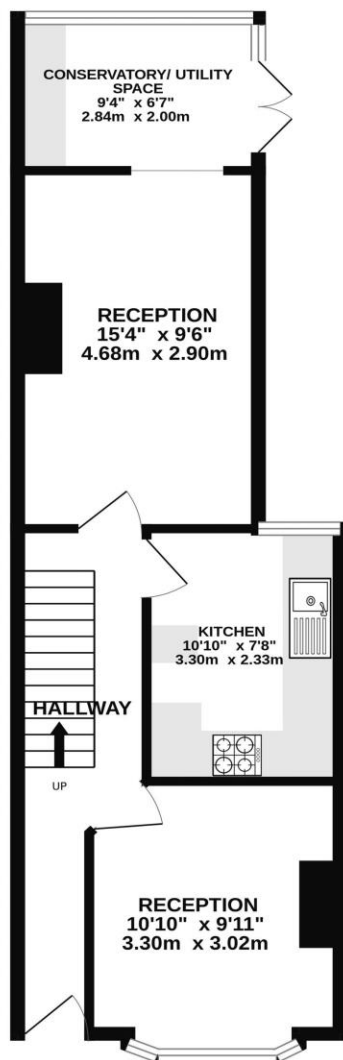


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

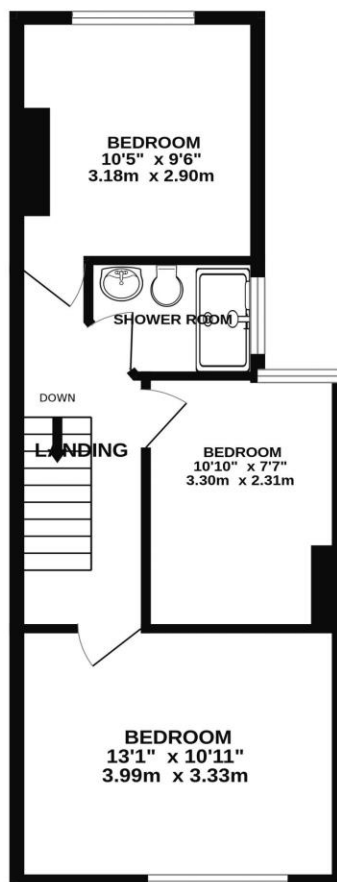




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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.