



59 LAWSON ROAD

SOUTHSEA, PO5 1SD

£199,995
FREEHOLD

Previously let as a THREE DOUBLE BEDROOM HOUSE to students, this property comprises of a LOUNGE, DINING ROOM, STUDY ROOM, FITTED KITCHEN with GAS HOB/ELECTRIC OVEN and EXTRACTOR FAN, space for FRIDGE/FREEZER and WASHING MACHINE, DOWNSTAIRS SHOWER ROOM, with HEATED TOWEL RAIL, and GOOD SIZE PAVED REAR GARDEN, NEUTRAL COLOUR THROUGHOUT and has the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Whilst every endeavour has been made measurements are for guidance only and complete accuracy cannot be guaranteed. Appliances, fixtures and fittings have not been tested. Please be aware that some of the aforementioned that are shown in the photographs may not necessary be included in sale. Christies cannot be held responsible for any planning permissions obtained. If potential purchasers require any clarification parties are advised to check with Christies before proceeding with any purchase.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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