



FOR SALE

£180,000

34 Burcote Drive, Anchorage Park,
Portsmouth, PO3 5UD.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

No Forward Chain! This unique one-bedroom home is tucked away in a quiet and well-regarded cul-de-sac on Burcote Drive in Anchorage Park. Set back from the road, the property offers a rare opportunity for a first-time buyer, further benefiting from off-road parking, a private rear garden and a peaceful setting.

Rarely available, the home provides well-arranged accommodation with a bright and welcoming feel throughout. Upon entering, there is an entrance hall with useful storage and access to a fitted shower room. A staircase then rises to the main living space, where you'll find a spacious and light-filled living room with a fitted kitchen adjoining—creating a sociable and comfortable space, ideal for both relaxing and entertaining. Leading off the living area is a generously sized double bedroom, complete with ample storage, making the most of the available space. Externally, the property continues to impress with a private, enclosed rear garden—perfect for enjoying outdoor space with a good degree of privacy. To the front, there is the added benefit of a driveway providing off-road parking. In our opinion, this is a fantastic opportunity to acquire a well-located and individual home in a quiet residential setting. We highly recommend an internal viewing to fully appreciate everything this property has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

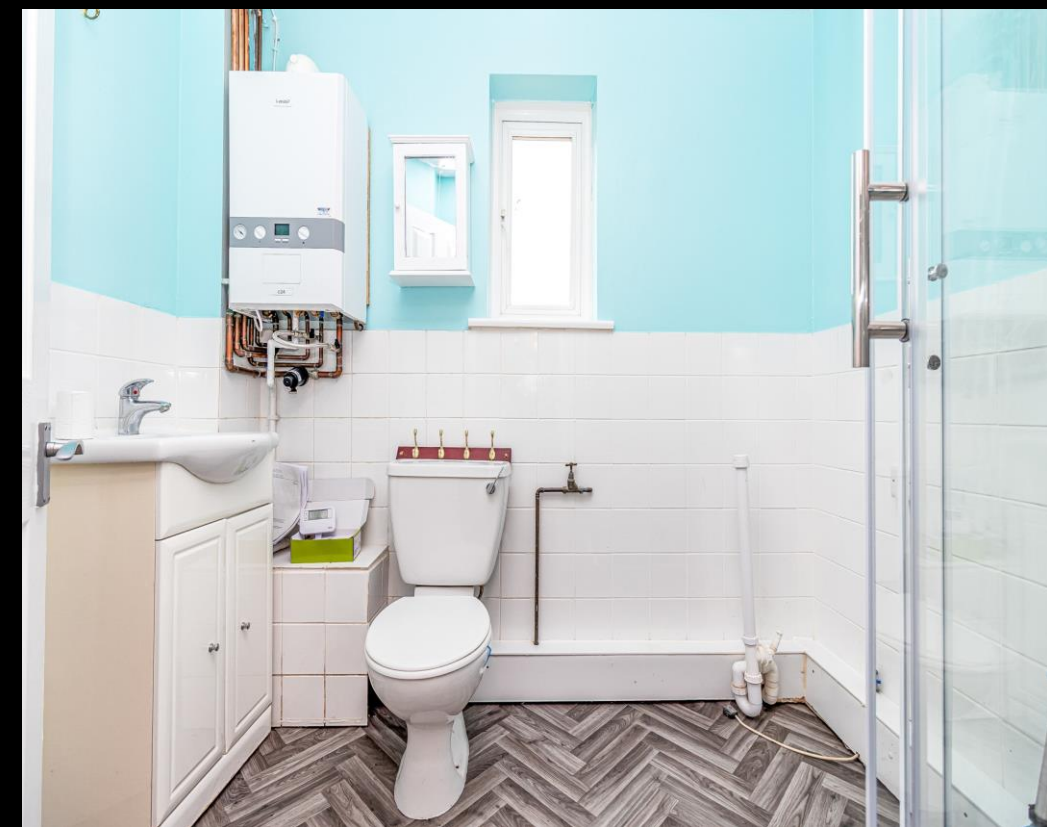
Material Information:

- 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.
- Driveway/ Off Road Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

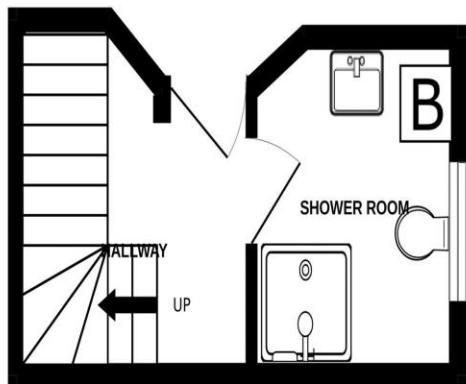


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

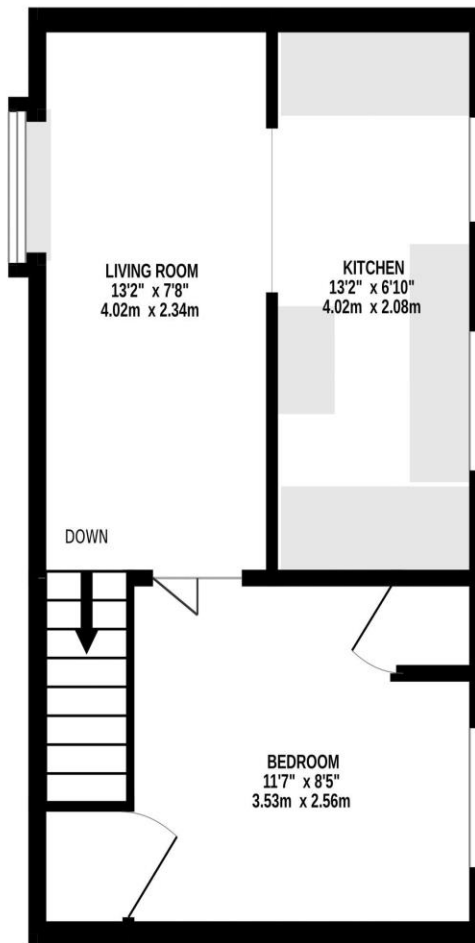




GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
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.

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.