



FOR SALE

£350,000

59 Glenthorne Road,
Portsmouth, PO3 5DL.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**


LAWSON
ROSE

PROPERTY DESCRIPTION

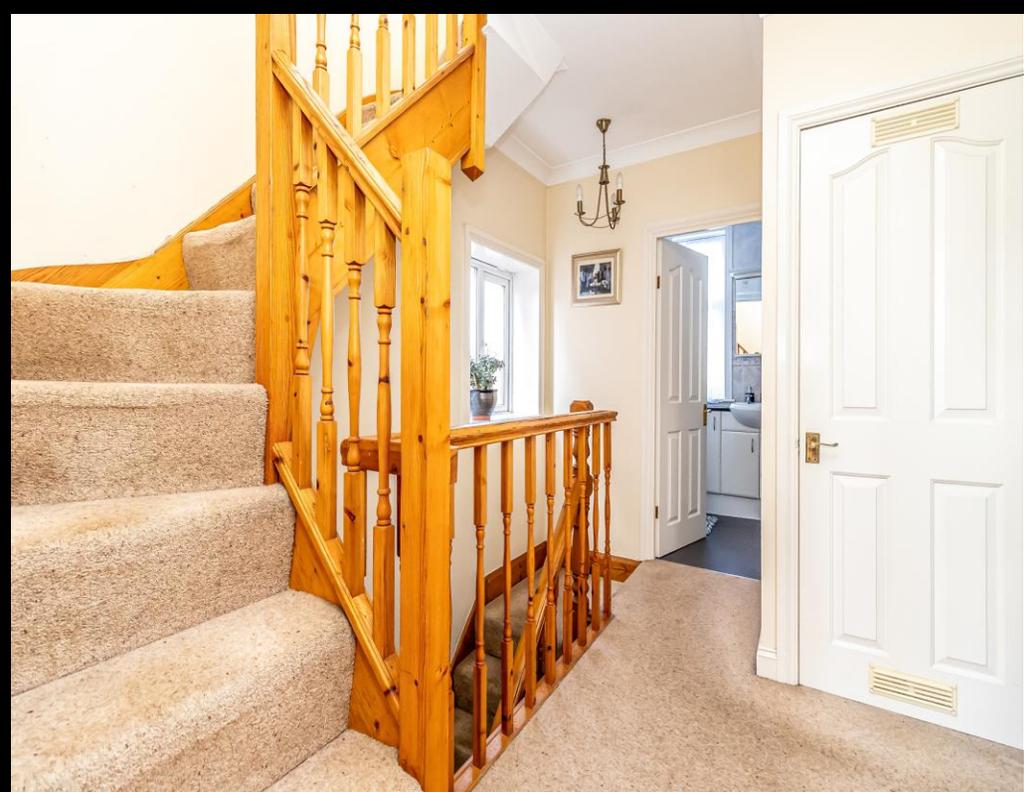
This substantial four-bedroom, end-of-terrace double bay and forecourt property is located in a popular pocket of PO3 and further benefits from an impressive 23ft garage to the rear. Situated on Glenthorne Road in Copnor, this well-presented home offers spacious and versatile accommodation arranged over three floors, making it an excellent choice for growing families. Upon entering, the welcoming hallway provides access to a convenient ground floor W.C and a generous living room, beautifully enhanced by a large bay window that allows natural light to flood the space. There is also a secondary reception room, ideal for use as a formal dining area, which flows through to a fitted kitchen complete with Velux windows, a useful pantry storage cupboard and access to a charming rear conservatory. The conservatory enjoys delightful views over the well-maintained, approximately 41ft west-facing rear garden, creating a lovely space to relax and unwind. The first floor hosts three well-proportioned bedrooms, the principal of which benefits from a range of built-in wardrobes, along with a fitted four-piece family bathroom suite. A further staircase leads to the second floor where an additional double bedroom can be found, featuring Velux windows and offering flexible space for guests, a home office or a growing family. Externally, the property continues to impress with side pedestrian access to the garden and a substantial rear garage complete with power and lighting, ideal for storage, a workshop or secure parking. Given the generous space, excellent layout and sought-after location, we highly recommend an internal viewing to fully appreciate all that this fantastic home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

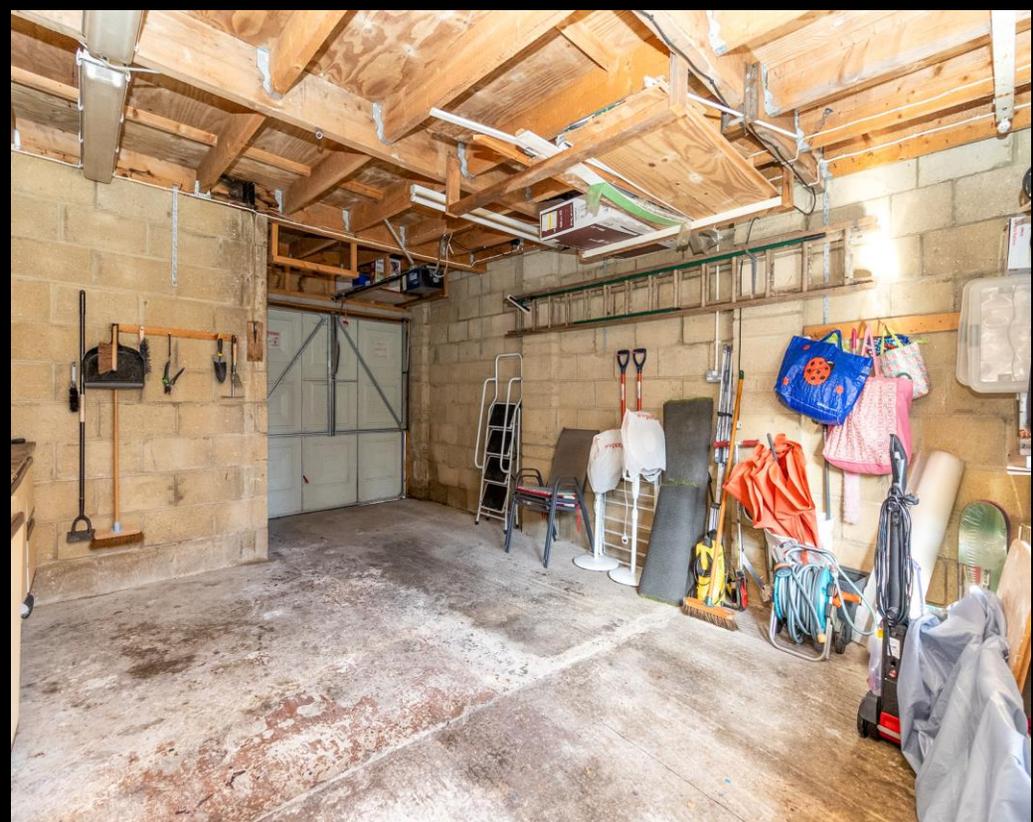
Material Information:

- 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.
- Garage To Rear & On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

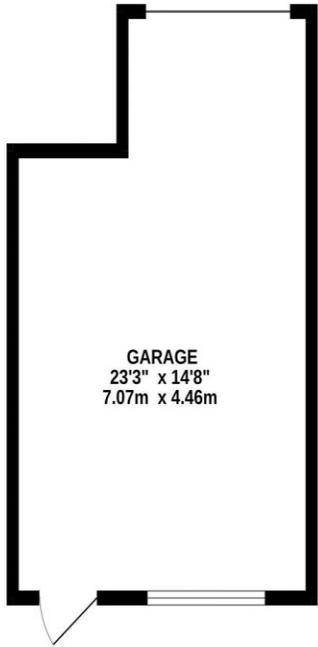


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

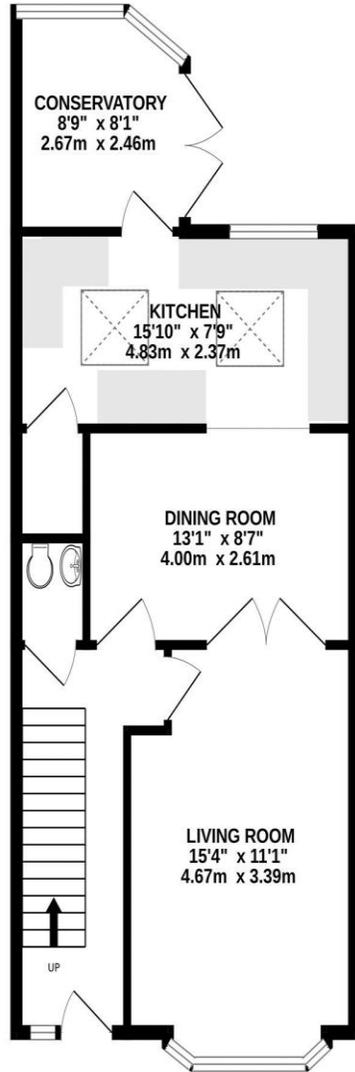




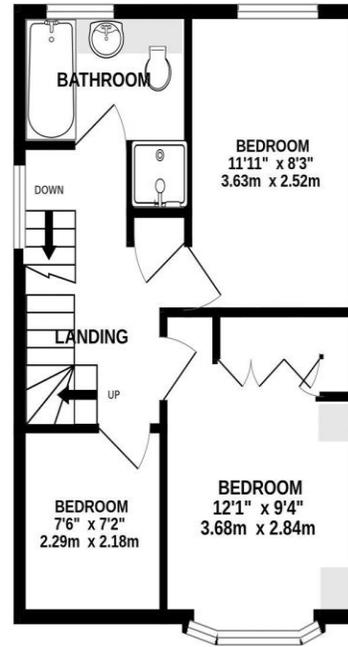
GARAGE



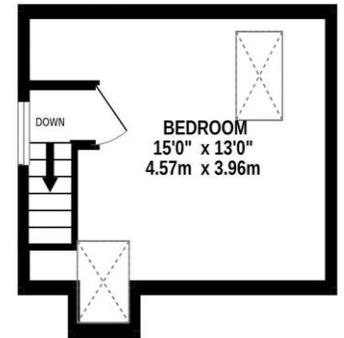
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	63 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.

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.