



**38 Lawrence Road  
Southsea, PO5 1NY**

**Asking Price £400,000**

**co** **groves**

Sales, Rentals and Block Management

## 38 Lawrence Road, Southsea, PO5 1NY

FLEXIBLE ACOMMODATION WHICH MUST BE VIEWED TO APPRECIATE THE POSSIBILITIES OF THIS SEMI DETACHED HOUSE WITH SIDE PEDESTRIAN ACCESS. OFFERED WITH NO CHAIN. This former 3 bedroom family home has been modernised, redecorated and fitted with new floor coverings. This property could be used as a family home, home/income, investment or home with self contained flat. The current layout comprises a good size lounge with bay window, double aspect dining room, large kitchen breakfast room, ground floor shower room and cellar. The first floor layout comprises master bedroom with ensuite shower. The former third bedroom has been changed into a kitchen/lounge, which leads to a rear landing, offering a store/utility room, shower room and double bedroom. The property is presented in good condition and benefits include double glazing, gas central heating, attractive kitchen with Bi-Fold doors, enclosed rear garden.

### Location

Located in this convenient area close to Albert Road, bars, restaurants, cafes, coffee shops, supermarkets, bus routes, Fratton Train Station, Palmerston Road and short walk to seafront & Canoe Lake.

### Entrance Hall

Stained glass door leading to hall. Stairs to first floor with door leading to cellar, two radiators, spotlights.

### Lounge

16'4 into bay x 12'10 (4.98m into bay x 3.91m)

Double glazed bay window to front with shutters, feature fireplace, radiator, coved ceiling, picture rail.

### Dining Room

12'8 x 11'2 into bay (3.86m x 3.40m into bay)

Double glazed windows to side and rear, radiator, ceiling rose.

### Bathroom

7'2 max x 4'8 (2.18m max x 1.42m)

White suite comprising bath with shower attachment, WC, wash hand basin with tiled splashback, vinyl flooring, window to side, ladder radiator, spotlights, extractor.

### Kitchen/Beakfast Room

21'2 x 9'10 (6.45m x 3.00m)

One and a half bowl stainless steel unit, work surface, kitchen units, 5 burner range oven, fridge freezer, washing machine, tumble dryer, spotlights, stripped floorboards, vinyl flooring, two double glazed windows to side Bi-folding doors leading to garden.

### Cellar

13' x 5'10 (3.96m x 1.78m)

Useful storage space housing meters and electric consumer unit.

### First Floor Landing

Double glazed window to side.

### Bedroom 1

16'6 into bay x 12'9 max measurements (5.03m into bay x 3.89m max measurements)

Double glazed bay window to front with shutters, stripped floorboards, radiator, coved ceiling.

### En Suite Shower Room

7'8 x 3'4 (2.34m x 1.02m)

Shower cubicle, wash hand basin with cupboard below, WC, ladder radiator, spotlights, extractor.

### Former Bedroom 3/Kitchen

12'8 x 12'8 max measurements (3.86m x 3.86m max measurements)

Double aspect room with double glazed windows to side and rear. Single drainer stainless steel sink unit with wall and base cupboards with work surface over, oven hob, extractor, radiator, laminate flooring.

### Rear Landing

Skylight window, hatches to loft space.

### Store/Utility Room

5'8 x 3'3 (1.73m x 0.99m)

Cupboard with worktop over, sash window to side.

### Shower Room

6'8 x 4'4 (2.03m x 1.32m)

Shower cubicle, wash hand basin with cupboards below, WC, laminate flooring, ladder radiator, spotlights, extractor.

### Bedroom 2

16'3 x 9'10 (4.95m x 3.00m)

Double glazed windows to side and rear, radiator, spotlights.

### Garden

Enclosed rear garden with walled boundaries, shrub borders, large timber shed, two smaller storage sheds, side pedestrian access.

### Additional Information

Tenure - Freehold

Council Tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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