



FOR SALE

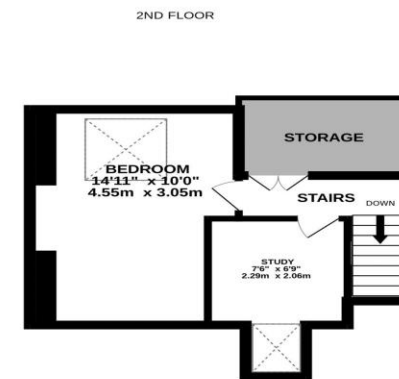
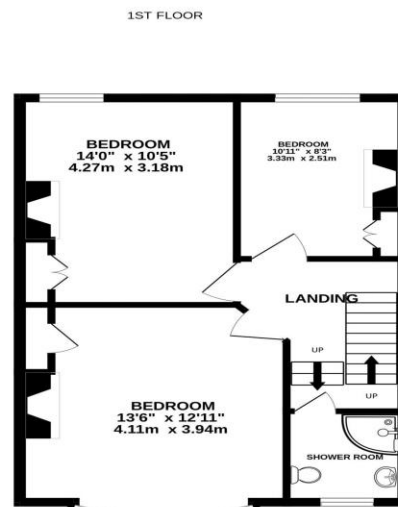
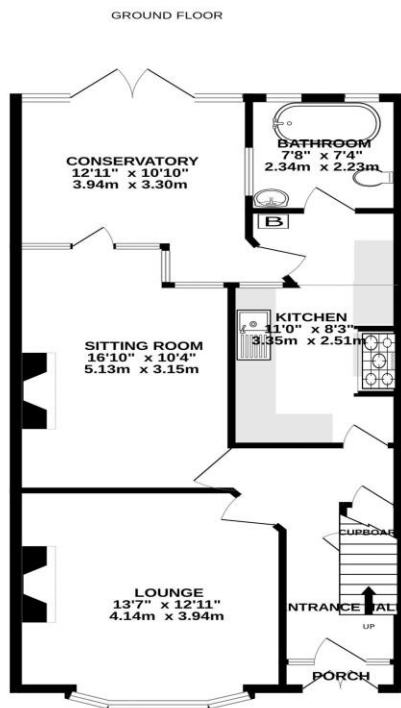
£340,000

86 Balfour Road,
Portsmouth, PO2 0NH.

ESTATE AGENTS
**LAWSON
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86 BALFOUR ROAD PORTSMOUTH PO2 0MH

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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This substantial four bedroom, double bay & forecourt property has accommodation set over three floors and is being offered with no forward chain! Located in Balfour Road, this property has an abundance of original features and period characteristics, potentially ideal for a growing family. Upon entering, off the hallway are spacious living rooms and a stylish kitchen, with a great sized bathroom and a bright and airy conservatory overlooking the enclosed rear garden. The first floor then provides three great sized double bedrooms, all of which have built in wardrobes, a contemporary shower room, plus a staircase rising to the top floor, where another double bedroom, separate study room and storage area can be found. Additionally the home is double glazed and gas centrally heated throughout, plus outside to the rear of the garden is a sizeable workshop/ studio with great potential. We highly recommend an internal viewing to appreciate the home on offer, so for further information or to request a time to view, please contact the Lawson Rose sales team today.

Services
Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

Council Tax - Band C



