



FOR SALE

Offers in Excess of £280,000

33 Lynton Grove,
Portsmouth, PO3 6ND.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This well presented, three bedroom, bay & forecourt property is moments away from local amenities and Baffins Pond. Located on the popular Lyton Grove, the property maintains many of its original features and charming characteristics, benefiting from a living room with a large bay window and feature log burner, a stylish fitted kitchen, and secondary reception used as a formal dining room. There is a rear conservatory/ utility room that overlooks the west facing rear garden, a downstairs W.C, contemporary four piece upstairs bathroom suite and three good sized double bedrooms. An ideal first time or family home in our opinion and we highly advice an internal viewing to appreciate all the property has to offer. For further information or to arrange a time to view, 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.
- Parking: On Road – Multiple disabled bays on road
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

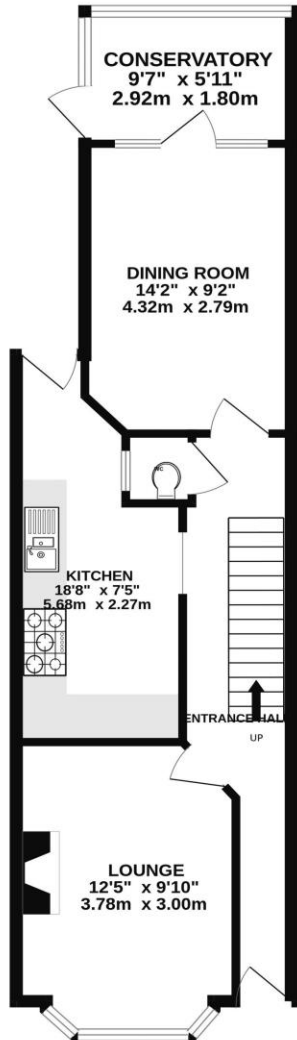


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131 Winter Road, Southsea, PO4 8DS

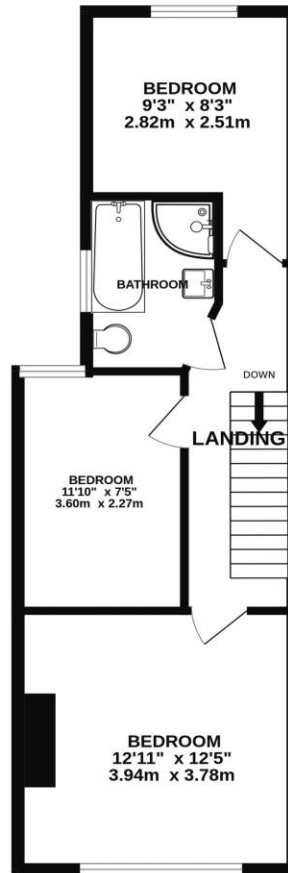




GROUND FLOOR



1ST FLOOR



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		
69-80	C		76 C
55-68	D	60 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.