



FOR SALE

£325,000

30 Hunter Road,
Southsea, PO4 9DL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This three bedroom, bay & forecourt terraced property on the popular Hunter Road is now available to view with Lawson Rose. Updated and re-configured by the current homeowner over the years, the property provides a bright and airy living room with a large bay window alongside a stylish fitted shower room, separate utility and a spacious kitchen/ breakfast room with access to a handy rear lean to. The first floor then provides the three bedrooms, plus a fitted shower room. Additionally outside is an enclosed low maintenance rear garden. Given the property's location and all it has to offer, we highly recommend an internal viewing, so for further information or to enquire on viewing arrangements, please contact the Lawson Rose sales 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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

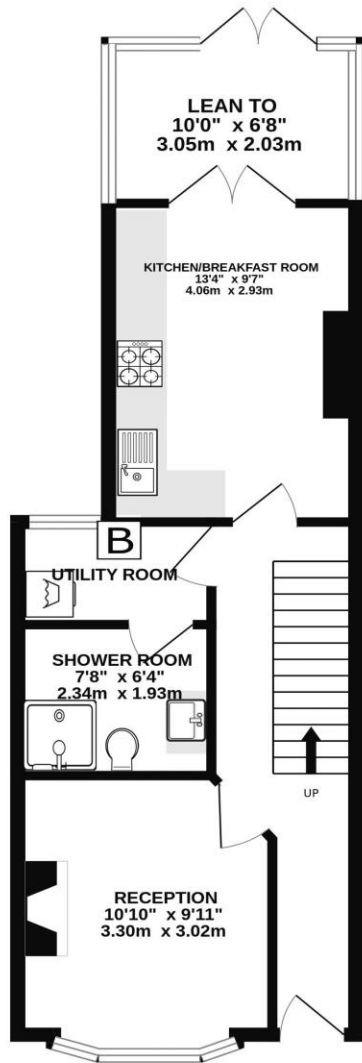


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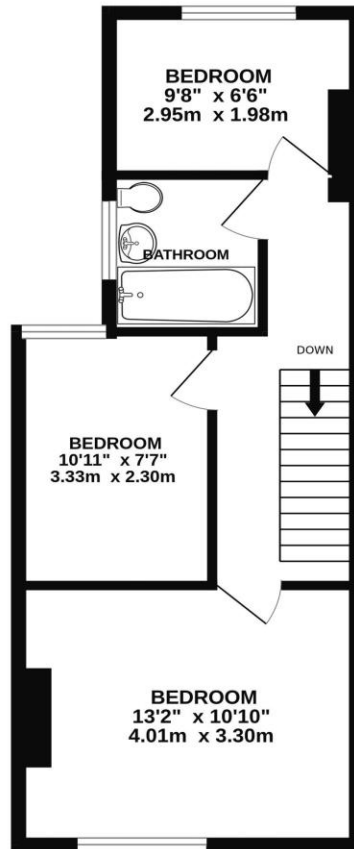




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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.
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