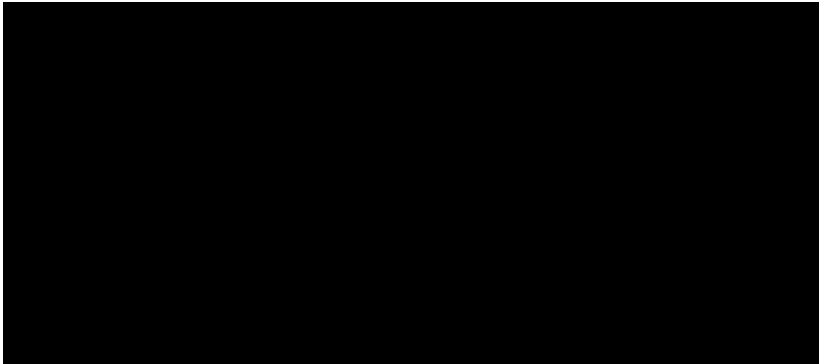**TO LET**

40 Belgravia Road, Portsmouth, Hampshire, PO2 0DX

£2,000 Per Month

THE PROPERTY

Lawson Rose are delighted to offer this incredible extended, refurbished and part furnished three bedroom family home located in the heart of Portsmouth. The property is ideally situated close to town, local schools and amenities and is available for immediate occupation and benefits many modern features, such as under floor heating to extension, HIVE system, hot tap and USB sockets. The interior of the property comprises of;- Entrance hallway, separate lounge with bay window, a laundry room with washing machine and dryer and space to set up a gym, play room or home office. The kitchen is located to the rear of the property and opens into the sun room extension which leads into the garden via the bi-folding doors. Upstairs the property has a spacious landing which provides access to all rooms, a master bedroom with ornate fireplace, further double bedroom to the rear of the property and dressing room / bedroom three in the middle. An extended bathroom suite complete the interior of this wonderful home. Outside the property is forecourt enclosed and enjoys a tiled garden with garden room bar / office. Viewings strictly by appointment only.

Council Tax Band: C

EPC: D

Lawson Rose will undertake referencing on each applicant applying for the property and subject to suitable references being received, a holdings fee deposit totalling one week's rent will be required to secure the property, prior to us agreeing the tenancy. This holdings fee will be applied to the tenancy deposit on the execution of the tenancy.

Please be advised that should the applicant fail the Right to Rent check, provide false or misleading information that would affect our ability to present acceptable references to our client (The Landlord/Landlady) we may not be able enter into a tenancy agreement with you.

SITUATION

Directions

131 Winter road, Southsea, Hampshire, PO4 8DS
Tel: 02392 367 779 Email: lettings@lawsonrose.com www.lawsonrose.com