



TO LET



163 Haslemere Road, Southsea, PO4 9AW

£1,250 Per Month



THE PROPERTY

A rare opportunity in Southsea to rent a property with its own driveway/off road parking space & spacious carport. The interior comprises;- Entrance via gated carport, a downstairs cloakroom and kitchen which leads onto a sunny courtyard garden with rear garden with rear access – private parking at rear for visitors. A spacious lounge and main bedroom on the first floor, with the top floor providing access to bedroom two and a family bathroom. A large loft for storage is also available. The property benefits from all electric heating and double glazing, quiet location and set close to Albert Road.

viewings can be made by calling Lawson Rose on 02392 367 779.

EPC: D

Material Information:

- Construction: Brick built
- Electricity Supply: Alternating Current
- Heating: Electric
- Water Supply: Mains water supply
- Sewage: Mains sewerage
- Broadband: Standard and Superfast fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone have voice have data availability.
- Permit Parking: Present in area + car port + driveway.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Surface water: High risk - Rivers and the sea: Very low risk - Reservoirs: Flooding from reservoirs is unlikely in this area - Groundwater: Flooding from groundwater is unlikely in this area - Confirmed on government website <https://check-long-term-flood-risk.service.gov.uk/risk>

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. 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 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



SITUATION

Directions

131 Winter road, Southsea, Hampshire, PO4 8DS

Tel: 02392 367 779 Email: lettings@lawsonrose.com www.lawsonrose.com