



FOR SALE

Offers in Excess of £205,000

36 Aylesbury Road,
Portsmouth, PO2 7NN.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

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**LAWSON
ROSE**

PROPERTY DESCRIPTION

This two bedroom, bay & forecourt property in Copnor is offered with no forward chain! Situated in the popular Aylesbury Road, the accommodation provides two separate reception rooms alongside a fitted kitchen and bathroom suite plus access to an enclosed, low maintenance 21FT rear garden. The first floor then provides two great sized double bedrooms, both of which have built in wardrobes. We believe the property could make for an ideal first time or family home and therefore highly recommend an internal viewing. For further information or to request 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 & Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

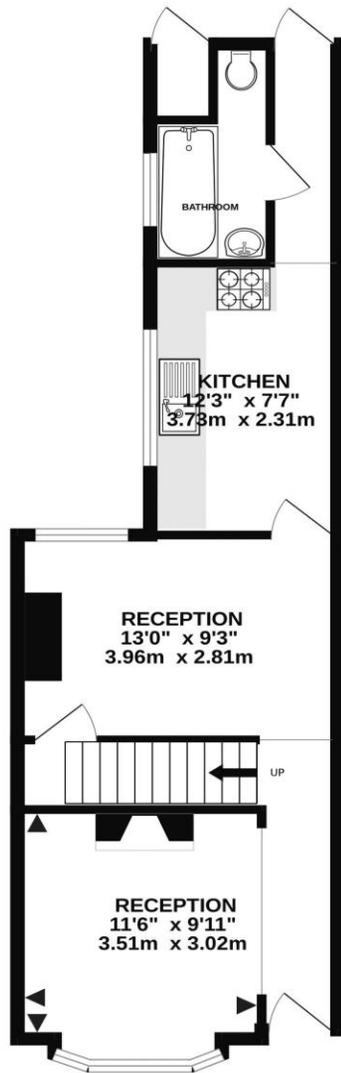


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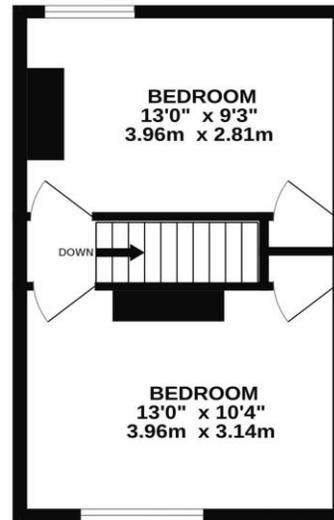




GROUND FLOOR



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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.