

FOR SALE

£230,000

43 Aylesbury Road,
Portsmouth, PO2 7NN.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This sizeable two bedroom, bay & forecourt property has a downstairs W.C and large first floor bathroom, plus it's being offered with no forward chain! Situated on Aylesbury Road in Copnor, the accommodation provides a bright, airy living room with a large bay window and a secondary reception perfect for a dining room. There is a fitted kitchen and a separate utility space with a W.C. The first floor then provides the bathroom, plus two great sized double bedrooms. Additionally the home is double glazed and has centrally heated, plus there is a low maintenance, west facing rear garden. An ideal first time or investment purchase in our opinion and we highly recommend an internal viewing. For further information or to request a time to view, please contact one of the Lawson Rose sales team 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 Street Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

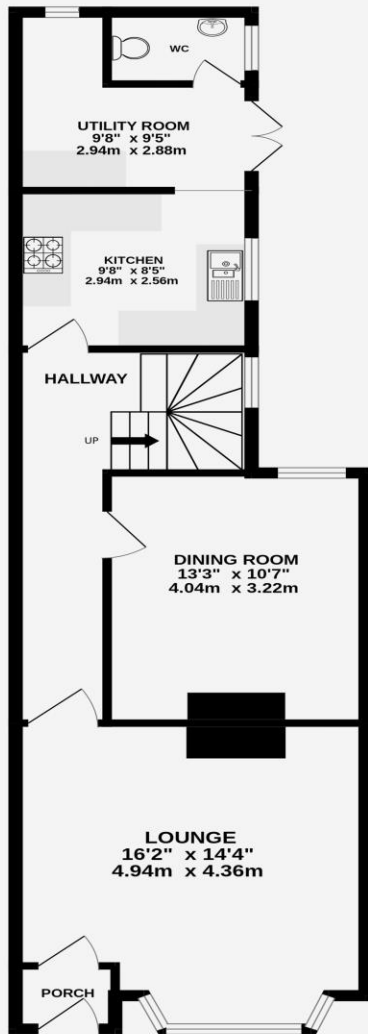


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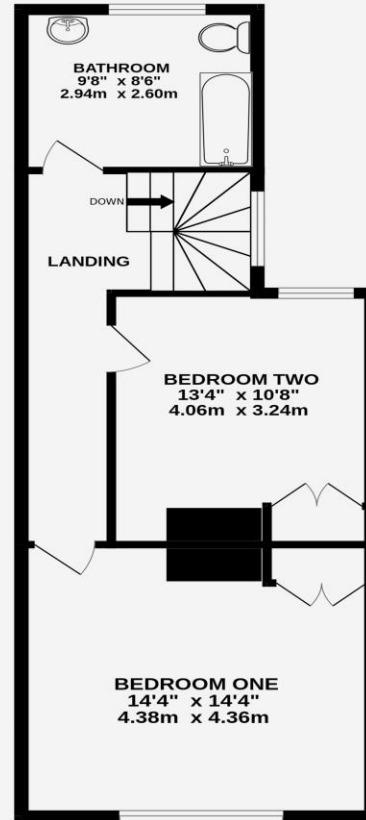




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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.