



**FOR SALE**

**£315,000**

79 Lovett Road,  
Portsmouth, PO3 5EX.

Tenure: Freehold

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ROSE**

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## PROPERTY DESCRIPTION

This immaculately presented three-bedroom, double bay & forecourt property offers a substantial garage to the rear, is conveniently located close to local amenities, and would make for a superb family home in a highly sought-after residential location. Situated on Lovett Road in Copnor, the property has been thoughtfully updated and modernised by the current homeowners over the years, creating a stylish and welcoming living space throughout. Upon entering, an inviting hallway leads through to a beautiful, spacious and light-filled open-plan living and dining area — a perfect space to relax or entertain. This flows seamlessly into a rear extension, where double doors open out onto the garden, while the extension itself leads into a sleek, modern fitted kitchen. The first floor provides three generously sized bedrooms, along with a contemporary family bathroom. Additionally, there is a versatile loft space, complete with Velux windows, currently used for storage. Externally, the property boasts a low-maintenance rear garden measuring approximately 30ft, with rear access to a sizeable garage measuring approximately 19ft, benefiting from power and lighting. A fantastic opportunity to acquire a much-loved family home in a popular location. We highly recommend an internal viewing to fully appreciate everything this property has to offer. For further information or to arrange a viewing, 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, 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.
- On Street Parking & Garage To Rear
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

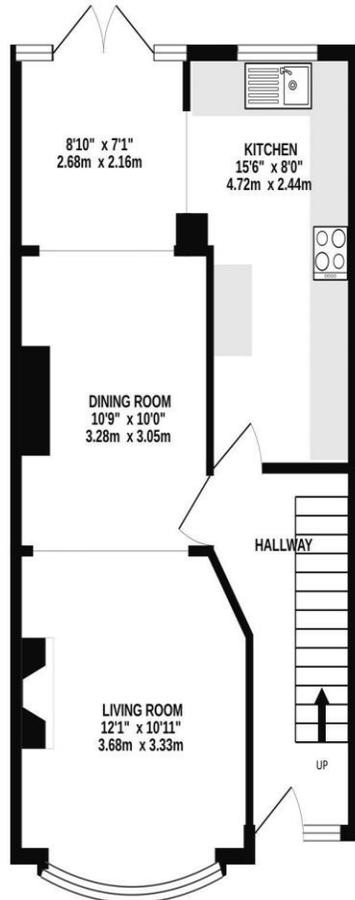




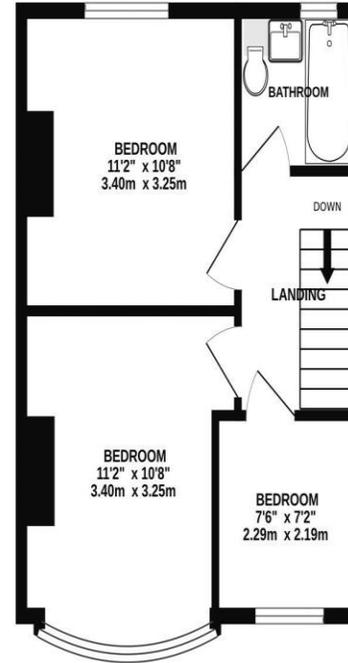
GARAGE



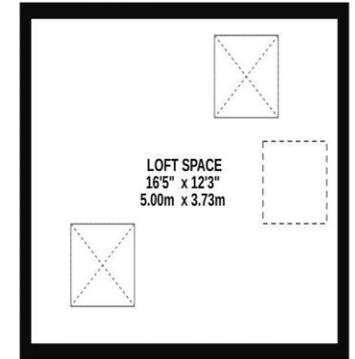
GROUND FLOOR



1ST FLOOR



2ND 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.