



## 59 LAWSON ROAD

SOUTHSEA, PO5 1SD

£265,000  
FREEHOLD

RECENTLY UNDERGONE REFURBISHMENT TO A HIGH STANDARD, a TWO DOUBLE BEDROOM HOUSE (with potential third bedroom) LOUNGE, DINING ROOM, HIGH SPEC FITTED KITCHEN ELECTRIC OVEN/HOB and EXTRACTOR FAN, space for FRIDGE/FREEZER and WASHING MACHINE, LARGE DOWNSTAIRS BATHROOM with SEPARATE SHOWER CUBICLE, BATH, W.c., and HEATED TOWEL RAIL. GOOD SIZE PAVED REAR GARDEN, NEUTRAL COLOUR THROUGHOUT and has the benefit of GAS CENTRAL HEATING, DOUBLE GLAZING and NEW CONSUMER UNIT.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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