



## Eton Road, Hampshire, PO5 1SQ

### Offers Over £250,000

**\*\* FOUR BEDROOM STUDENT STYLE HOUSE\*\* \*\*NO FORWARD CHAIN\***

We are pleased to offer for sale this four-bedroom mid-terraced house on Eton Road, this location offers easy access links to the motorway or eastern road and Fratton Train Station, this property is also a short walk to the Portsmouth University and Southsea seafront.

This property is set over two floors and comprises:

Ground floor – Bedroom one/reception room, large lounge area, modern kitchen, modern shower room, and access to the garden.

The second floor has two medium size double bedrooms and a large master bedroom, there is also loft access from the hallway.

Further benefits to the property - Gas central heating and Double Glazing

This property is currently let with a tenancy in place until July 2025.

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## Anti-Money Laundering (Aml)

GD3 Property Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## Disclaimer

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings, and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.



Total area: approx. 82.7 sq. metres (890.5 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	