



Basement Flat, 39 Waverley Road, Southsea, Hampshire, PO5

2P, 1
£1,000 PCM

- VERY LARGE BEDROOM AND LOUNGE
- MODERN BATHROOM
- PRIVATE GARDEN
- WASHING MACHINE AND DISHWASHER
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- PRIVATE ENTRANCE

39 Waverley Road, Hampshire PO5 2PJ

New Era Agency present this One Bedroom Basement Apartment in Southsea close to both the Seafront and Albert Road and Palmerston Road Shops. This property has a modern fitted kitchen with appliances including a dish washer, a modern bathroom, very Large rooms, built in Storage and it's own Private Entrance and Rear Garden. We would recommend viewing this property to appreciate it's size and the benefits it has to offer.



Council Tax Band: A



Front Door to :

Entrance Lobby

Carpeted Entrance Lobby, Double Glazed windows to the side aspects, door to Lounge

Lounge

Very large room with smooth finished walls, radiator, new carpet, power point, shelved storage cupboard

Outer Hallway

Smooth finished walls and ceiling, power point, radiator, storage cupboard, new carpet

Inner Hallway

Smooth finished walls and ceiling, power point, radiator, door to Bedroom, new carpet

Bedroom

Very Large Bedroom, Smooth finished walls and ceiling, new carpet, radiator, power points, Double Glazed window to Rear Elevation, Two Build in Cupboards – one with hanging rail, one with shelf

Lobby

Smooth finished walls and ceiling, storage cupboard, door to Bathroom and entrance to Kitchen, new carpet

Bathroom

Modern Bathroom with a three piece suite comprising a panel bath with mixer shower over, closed coupled flush W.C and a pedestal wash hand basin, part painted / part tiled walls, Double Glazed obscured glass window to side aspect, extractor fan, LED lighting, new flooring

Kitchen

Modern fitted Kitchen comprising of matching wall and base units and drawers with roll edge worktops over, built in electric oven with electric hob recessed into the worktop, single sink and drainer with swan neck tap, radiator, power points, windows to the side aspect and rear elevation, new flooring, washing machine, dishwasher, door offering views and access to Private Rear Garden

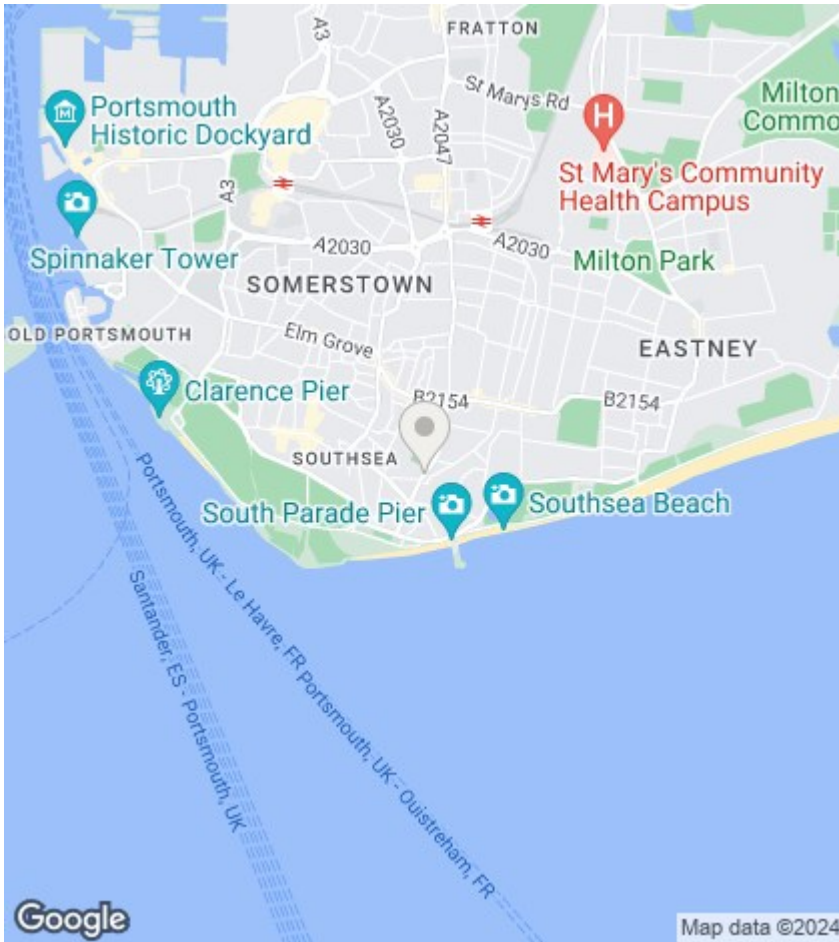
Garden

Private Rear Garden with raised beds

Agent Notes

Council Tax Band: A

EPC - C



Directions

Viewings

Viewings by arrangement only. Call 02392 811854 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 