



79 Pretoria Road, Southsea, Hampshire, PO4 9BD

£1,275 PCM

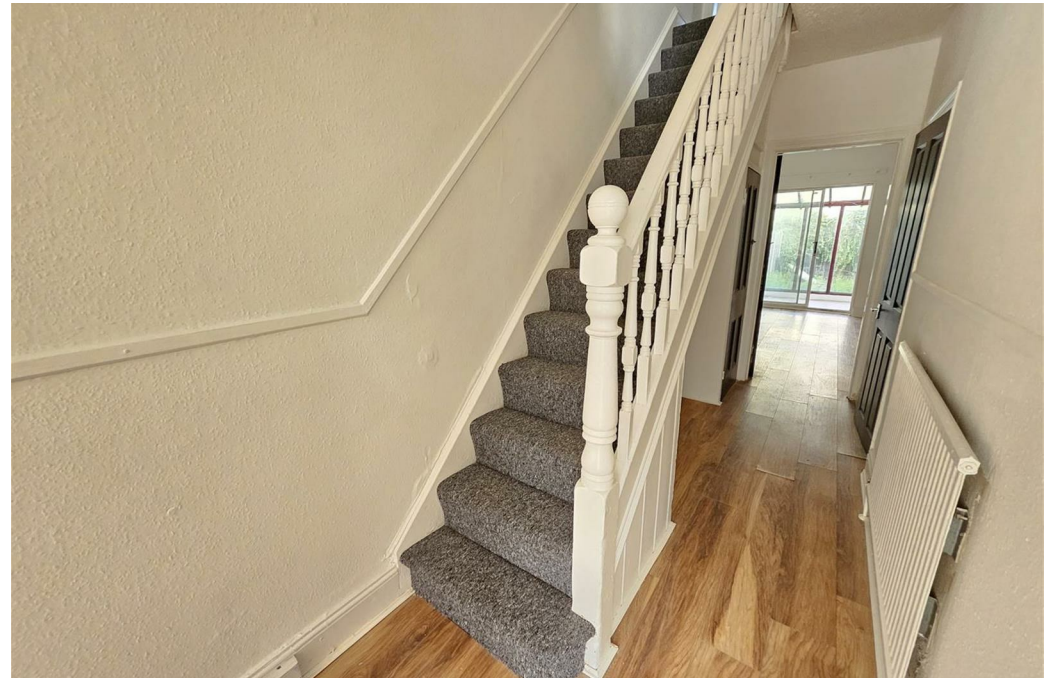
- Three bedrooms
- Gas Central Heating
- Two reception rooms
- Modern Kitchen
- Double Glazing
- Enclosed rear garden

# 79 Pretoria Road, Hampshire PO4 9BD

New Era Agency introduces this family home benefitting from two reception rooms, and three bedrooms. This property boasts a modern kitchen and bathroom with many period features. With the amount of space and accommodation on offer, we encourage an early viewing to avoid disappointment.



Council Tax Band: B



#### Front Door

Double Glazed UPVC front door to entrance hall.

#### Entrance Hall

With dado rails wood effect laminate flooring, radiator, stairs to first floor.

#### Lounge

Double Glazed bay window to front elevation, power points, radiator, period closed fire place with tiled surround and mantle over.

#### Kitchen

Kitchen housing a stainless steel sink and drainer recessed in to work top with matching wall and base units comprising of cupboards and drawers with work tops over. Built in electric oven and gas hob with hood over. Tiled splash backs, power points, recessed shelving, recessed mains and plumbing for washing machine.

#### Family Room/Dining Room

Double glazed sliding door providing access to lean to, timber effect laminate flooring, boiler housed in cupboard, radiator, power points, period closed fire place with tiled surround and mantle over.

#### Lean to Conservatory

Wood effect vinyl flooring, smooth finished walls, door to garden

#### First Floor Landing

Opening to first floor lobby and doors to bedrooms

#### Bedroom 1

Double glazed window to front elevation, built in cupboards, radiator, power points, closed period style fire place with mantle over.

#### Bedroom 2

Double glazed window to rear elevation, radiator, power points.

#### Bedroom 3

Double glazed window to rear elevation, radiator, power points.

#### Family Bathroom

Housing a three piece suite comprising of close coupled flush WC, pedestal wash hand basin, panel bath, radiator, tiled splash back, wall mounted shelving, mirror fronted wall cabinet.

#### Garden

Laid to paved hard standing with shrub beds.

#### Agent Notes

Council Tax Band - B

EPC - D



Directions

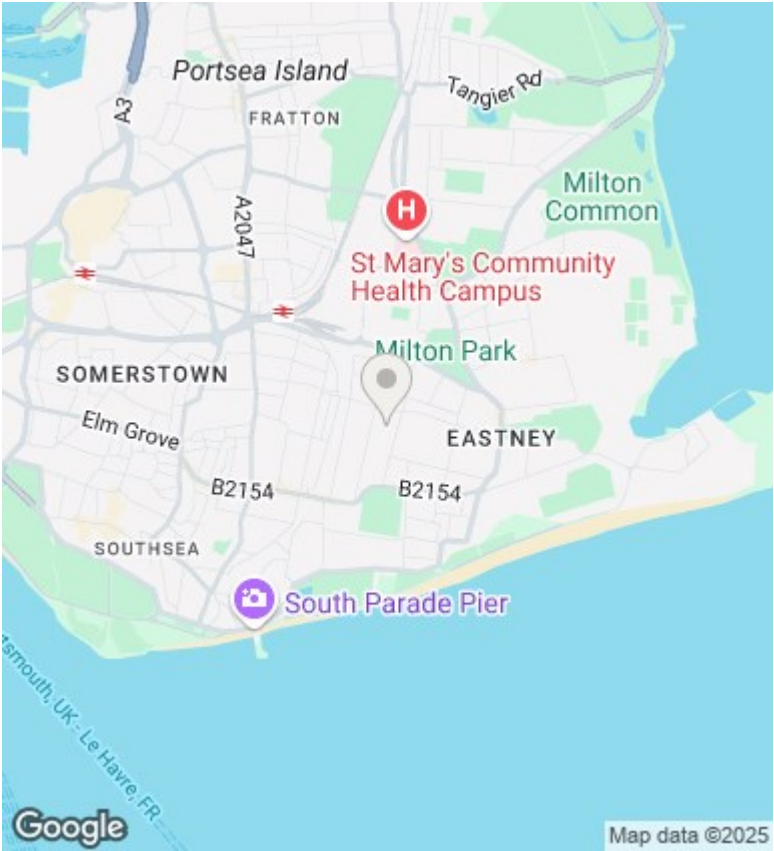
194 Albert Road, Southsea, Hampshire, PO4 0JT  
02392 811854

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(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

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