



11 Talbot Road, Southsea, Hampshire, PO4 0HA

£1,125 PCM

- Two Bedroom mid-Terrace Property
- Landscaped Rear Garden
- Gas Central Heating System
- Council Tax Band - B
- Two Reception Rooms
- Double Glazing Where Stated
- EPC - D

11 Talbot Road, Hampshire PO4 0HA

New Era Agency introduce this rarely available two bedroom mid-terrace property which boasts two reception rooms, gas central heating system, landscaped back garden and ground floor family bathroom. Situated at the lower end of Talbot road you may find this property conveniently located for local shops and school locations. As a new instruction to the market we would suggest arranging a viewing to avoid disappointment.



2



1



2



D

Council Tax Band: B



ENTRANCE HALL:

Coved and textured ceiling, stairs leading to first floor, radiator and power point.

LOUNGE:

Double glazed bay window to front elevation, coved and textured ceiling, built-in cupboard with shelving over, radiator and power points.

DINING ROOM:

Door providing access to garden, coved and textured ceiling, under stair storage cupboard, wood effect laminate flooring, radiator and power points.

KITCHEN:

Single sink and drainer with swan neck mixer tap recessed into work top. Matching wall and base units comprising of cupboards and drawers, roll edge work tops over. Built-in electric over with separate gas hob recessed into work top. Boiler serving hot water and central heating, recessed mains and plumbing for washing machine. Coved and smooth finished ceiling, window to side aspect, tiled splashback and power points.

BATHROOM:

Bathroom housing a 3 piece suite. Comprising of a closed coupled flush W.C, pedestal wash basin, panelled bath with mixer taps and shower attachment over. Tiled splashback with patterned tiled walls. Double glazed obscured pane window to rear elevation. Extractor fan, radiator with towel holder over.

FIRST FLOOR LANDING:

Coved and textured ceiling, smooth finished walls and entrance to bedrooms.

BEDROOM 1:

Double glazed window to front elevation, coved and textured ceiling, smooth finished walls, recessed storage, radiator and power points.

BEDROOM 2:

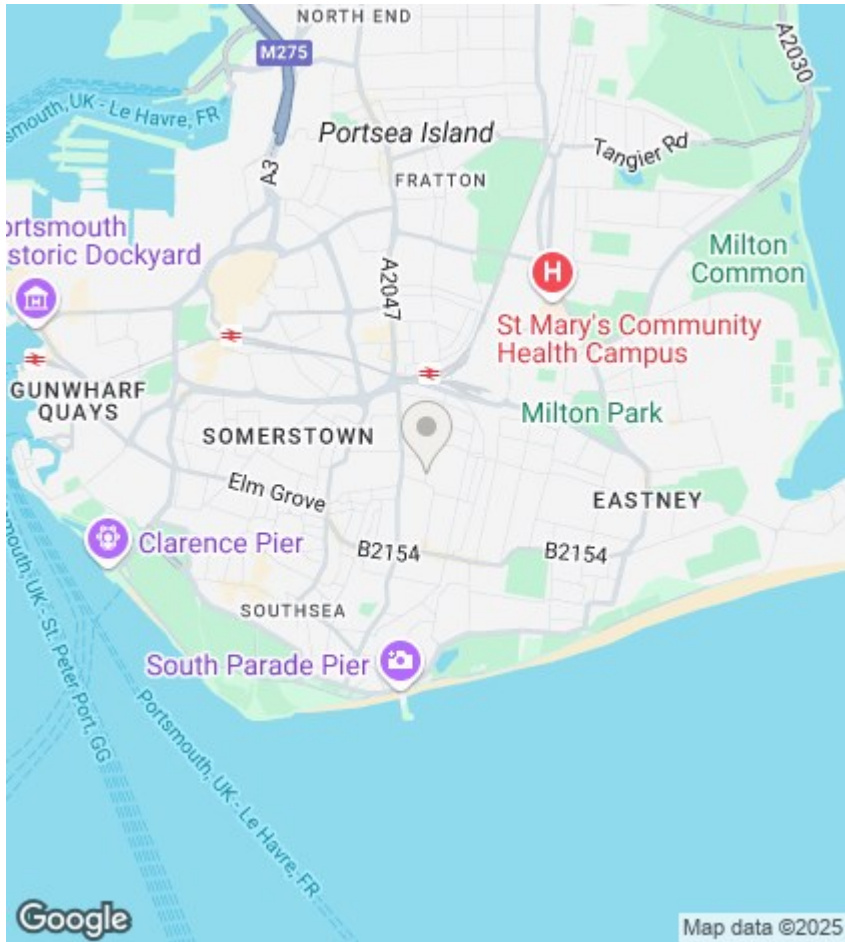
Double glazed window to rear elevation, coved and textured ceiling, smooth finished walls, recessed storage, radiator and power point.

GARDEN:

Landscaped rear garden laid to shingle beds and stepping stones.

AGENT NOTES:

The landlord has indicated that should you wish to decorate and this is the approval for you to do so on successful application.



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	67	
(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 