



UNMANAGED 109 Havant Road, Portsmouth, Hampshire, PO2 0BP

£1,250 PCM

- OFF ROAD PARKING
- GAS CENTRAL HEATING
- MODERN BATHROOM
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- DECORATED THROUGHOUT
- DOUBLE GLAZING
- MODERN KITCHEN
- COUNCIL TAX BAND B

UNMANAGED 109 Havant Road, Hampshire PO2 0BP

CALL 02392 811854 TO VIEW, BEFORE SOMEONE ELSE DOES

New Era Agency are delighted to offer to the rental market this immaculately presented Two bedroom house with OFF ROAD PARKING TO THE REAR. Modernised throughout modern fitted kitchen and bathroom, this home will provide all the comforts of modern living. See the photo's to appreciate the décor and condition that is on offer here.



Council Tax Band: B



LOUNGE

11' 5" x 10' 1"

Double glazed window to front elevation, smooth finished walls and ceiling, four double sockets, power points, radiator, bevel edged timber effect laminate flooring, power points.

Dining / Family Room

11' 5" x 9' 0"

Double glazed window to rear elevation, under stair storage cupboard, radiator, smooth finished walls and ceiling, bevel edged timber effect laminate flooring, power points, opening to kitchen.

Kitchen

8' 9" x 7' 3"

White ceramic sink and drainer recessed into worktop with matching wall and base units comprising cupboards and drawers with timber effect roll edge worktops over, built in electric fan assisted oven with separate gas hob recessed into worktop with filter hood over, tile splash backs, power points, recessed mains and plumbing for washing machine, radiator, smooth finished walls and ceiling, recessed spot lights, double glazed window to side aspect, double glazed door to garden, slate tile effect flooring.

Bathroom

7' 6" x 7' 3"

Access via Georgian style door with chrome effect furniture and housing a three piece suite comprising close coupled w.c, pedestal wash hand basin over storage cupboard, p-shaped bath incorporating plumbed shower behind shower screen, tiled splash backs, radiator, smooth finished walls, two double glazed windows to rear elevation, extractor fan.

Bedroom One

11' 4" x 10' 1"

Bedroom Two

9' 4" (excluding wardrobes) x 9' 0"

Built in wardrobes, power points, smooth finished walls and ceiling, radiator, double glazed window to rear elevation.

Garden

Laid to paving with shingle bed boarders, roller shutter doors providing vehicular access to off road parking.

Agents Notes

Council Tax Band - B

EPC - C

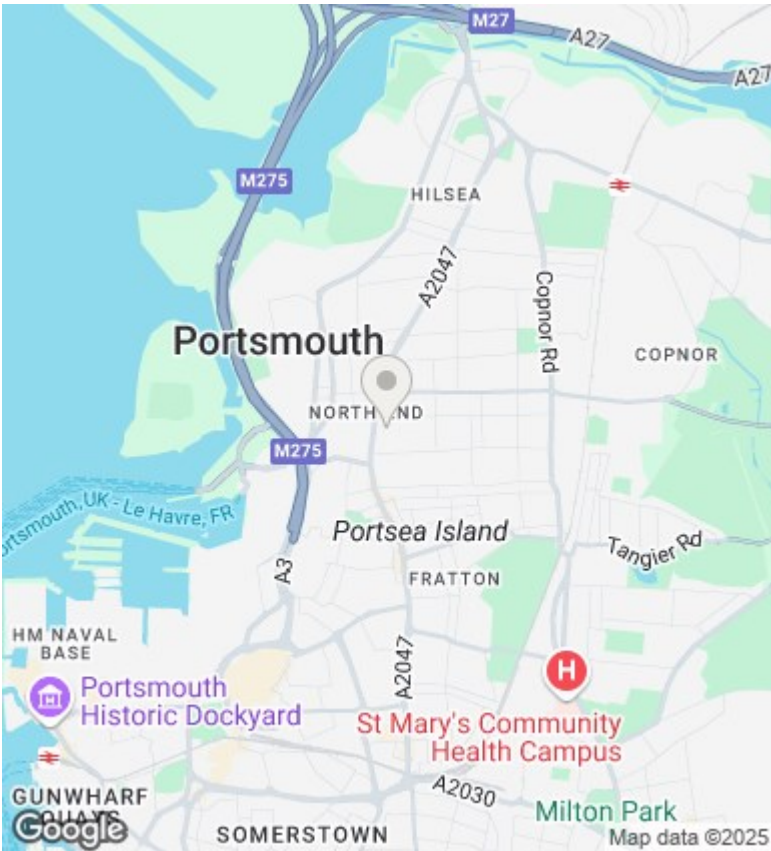
Directions

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		89
(81-91) B		
(69-80) C	69	
(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