



39 CHESTNUT AVENUE

SOUTHSEA, PO4 8AB

£2,450 PCM

'BILLS INCLUDED' (except Council Tax) Available September 2024 we are delighted to offer this FIVE BEDROOM STUDENT PROPERTY APPROXIMATELY 4 MINUTE WALK TO THE UNIVERSITY BUS STOP with POMPEY RETAIL PARK CLOSE BY with FOOD OUTLETS and TESCO'S/ LIDL also NEARBY. This WELL PRESENTED HOUSE comprises of COMMUNAL OPEN PLAN LOUNGE/KITCHEN, UTILITY AREA housing SHOWER CUBICLE, UPSTAIRS BATHROOM with SHOWER and GOOD SIZE GARDEN with SIDE ACCESS and the BENEFIT of GAS CENTRAL HEATING and DOUBLE GLAZING. HIGHLY RECOMMENDED.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 83 |
| (55-68) D | 69 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Southsea Office Lettings
 97 Albert Road
 Southsea
 Hampshire
 PO5 2SG

02392 830888
 lettings@christieuk.com
 www.christieuk.com

