



99 GOODWOOD ROAD

SOUTHSEA, PO5 1NN

£1,350 PCM

A TWO DOUBLE BEDROOM HOUSE RECENTLY REFURBISHED TO A HIGH STANDARD has become available for IMMEDIATE OCCUPATION. The property is located off the EVER POPULAR ALBERT ROAD with its ABUNDANCE of BARS, RESTAURANTS and UNIQUE SHOPS. The property comprises of PORCH leading to GOOD SIZE LOUNGE/DINER with STAIRS TO FIRST FLOOR. KITCHEN has a range of BUILT-IN WALL AND BASE UNITS, ELECTRIC BUILT-IN HOB AND OVEN with EXTRACTOR FAN over, INTEGRATED DISHWASHER, SPACE FOR WASHING MACHINE and FRIDGE/FREEZER, BREAKFAST BAR AREA with FULLY TILED FLOOR TILES and GEOMETRIC HALF TILED WALLS. MODERN WHITE BATHROOM SUITE - DOUBLE SHOWER CUBICLE, VANITY UNIT, W.c. with DECORATIVE PANELLING TO WALLS. TO THE FIRST FLOOR TWO DOUBLE BEDROOMS with one having BUILT-IN CUPBOARDS. TO THE OUTSIDE can be found a SMALL COURTYARD GARDEN. Also BENEFITS from GAS CENTRAL HEATING and DOUBLE GLAZING. VIEW EARLY TO AVOID DISAPPOINTMENT.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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