



## 51 SHEFFIELD ROAD

PORTSMOUTH, PO1 5DP

£1,950 PER CALENDAR

STUDENT HOUSE : AN IMMACULATE 5 DOUBLE BEDROOM HOUSE SITUATED IN A QUIET CUL-DE-SAC. CONVENIENT to:- Fratton Train Station, Free University Bus, Asda and the Pompey Centre with a Gym, Tesco's, McDonald's, KFC and other retail units. THIS BRIGHT and AIRY HIGH STANDARD OF PROPERTY comprises of a STUDY ROOM to BEDROOM 2 on the GROUND FLOOR, FITTED KITCHEN housing BUILT-IN ELECTRIC OVEN, HOB and EXTRACTOR FAN and WASHING MACHINE. In the UTILITY ROOM can be found 2 FRIDGE/FREEZER's, and TUMBLE DRYER with ACCESS to SHOWER ROOM. To the FIRST FLOOR a 2nd SHOWER ROOM. BENEFITS INCLUDE : BASEMENT (useful for storage) front forecourt, rear PATIO GARDEN, GAS CENTRAL HEATING and DOUBLE GLAZING. Please view early to avoid disappointment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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