



## 21 SUFFOLK ROAD

SOUTHSEA, PO4 8EH

£1,250 PCM

A WELL PRESENTED AND MAINTAINED SINGLE BAY AND FORECOURT HOUSE has become available. The property situated in a popular location near LOCAL SCHOOLS, SHOPS, BUS ROUTES and BRANSBURY PARK, comprises of TWO DOUBLE BEDROOMS, LOUNGE, OPEN PLAN DINING ROOM/KITCHEN with INTEGRATED FRIDGE/FREEZER, DISHWASHER, GAS HOB, EXTRACTOR FAN with SEPARATE ELECTRIC OVEN. DOWNSTAIRS BATHROOM with SHOWER and PLUMBING FOR WASHING MACHINE. NICE SIZE REAR PATIO GARDEN and the BENEFIT OF GAS CENTRAL HEATING AND DOUBLE GLAZING.

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>70</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

Southsea Office Lettings  
 97 Albert Road  
 Southsea  
 Hampshire  
 PO5 2SG

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

