



52 COLLINGWOOD ROAD

SOUTHSEA, PO5 2QZ

£1,450 PCM

THREE BEDROOM MID TERRACED HOUSE (NOT H.M.O) situated off the POPULAR ALBERT ROAD with its ABUNDANCE of BARS, RESTAURANTS and UNIQUE SHOPS. This SPACIOUS property comprises of a GOOD SIZE LOUNGE/DINER, FITTED KITCHEN with GAS HOB/ELECTRIC OVEN/EXTRACTOR FAN, INTEGRATED FRIDGE/FREEZER and SPACE for WASHING MACHINE. WALK-IN WET ROOM to the GROUND FLOOR with an UPSTAIRS FAMILY BATHROOM. This WELL PRESENTED PROPERTY also has the BENEFIT of GAS CENTRAL HEATING, DOUBLE GLAZING and a NEAT and TIDY REAR GARDEN with a BALCONY off THE REAR BEDROOM. PLEASE VIEW EARLY TO AVOID DISAPPOINTMENT.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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	

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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