



105 CHURCH ROAD

PORTSMOUTH, PO1 1QD

£1,400 PCM

A HOMELY THREE BEDROOM FAMILY HOME, situated close to ASDA and LOCAL SHOPS, with FRATTON TRAIN STATION nearby. The property has recently been decorated with newly laid carpets. This VERY WELL MAINTAINED HOUSE comprises of ENTRANCE HALLWAY, FITTED KITCHEN with range of wall and base units, built-in 5 ring gas hob with extractor over, separate electric oven, space for washing machine, dishwasher, under counter fridge and fridge/freezer. SPACIOUS LOUNGE leading to DINING ROOM with DOORS to a GOOD SIZE PATIO GARDEN with SHED and REAR PEDESTRIAN ACCESS. The UPSTAIRS RECENTLY REFURBISHED BATHROOM comprises of a white bath with shower over, wash hand basin, heated towel rail and W.c., The property also BENEFITS from GAS CENTRAL HEATING and PART DOUBLE GLAZING. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF ACCOMMODATION.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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