

£1,650 Per Calendar Month

Gritanwood Road, Southsea PO4  
9JR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ QUITE LOCATION
- ❖ REQUESTED EASTNEY
- ❖ IDEAL FOR COUPLE OR FAMILY
- ❖ CLOSE TO SEAFRONT
- ❖ LOUNGE TO REAR
- ❖ KITCHEN
- ❖ FIRST FLOOR SHOWER ROOM

**\*\* SUPERB EASTNEY LOCATION WITH PARKING \*\***

We are delighted to bring to market this terraced house in a popular Eastney position. Situated in Gritanwood Road, this house is ideal for a small family, offering a superb location and great space!

One of the major benefits you'll find with this home is off road parking on the drive at the front. Gritanwood Road is a one way road so lovely and

quiet with only residents and visitors likely to be in the area. The home itself has a kitchen to the front and a lounge / diner overlooking the rear garden.

Upstairs is the traditional layout with 3 bedrooms and a shower room, ideally for a couple or young family. The major draw here is the location with Eastney being so popular. You have the seafront close by as well as Bransbury Park for dog walks or for little ones to let off steam. A super opportunity that needs to be viewed.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## KITCHEN

11'0" x 7'1" (3.35m x 2.16m")

## LOUNGE / DINER

15'1" x 11'11" (4.60m" x 3.63m")

## UTILITY ROOM

6'5" x 3'10" (1.96m" x 1.17m")

## WC

## BEDROOM 1

12'2" x 10'11" (3.71m" x 3.33m")

## BEDROOM 2

1'3" x 9'1" (0.38m" x 2.77m")

## BEDROOM 3

9'5" x 7'1" (2.87m" x 2.16m")

## BATHROOM

7'9" x 4'8" (2.36m" x 1.42m")

## Council Tax Band B

Portsmouth City Council: BAND B

## Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);

- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);

- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);

- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

- Council tax (payable to the billing authority);

- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

- Reasonable costs for replacement of lost keys or other security devices;

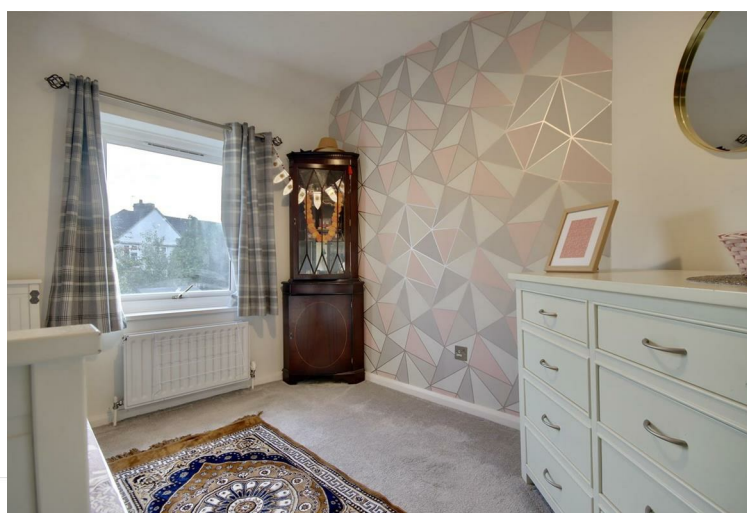
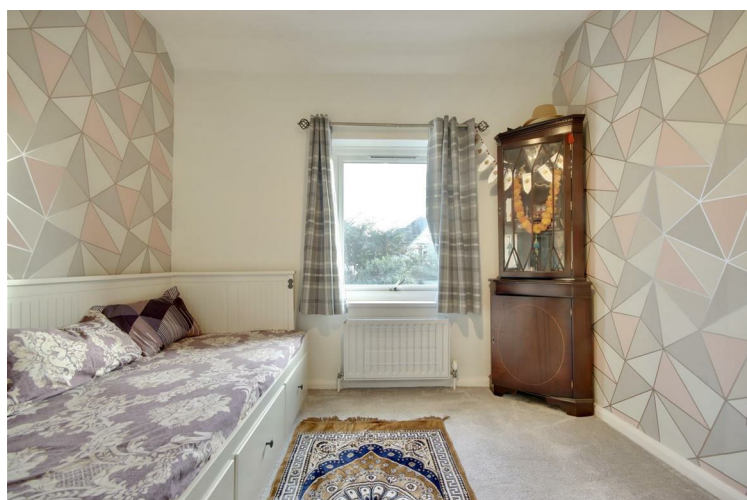
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## Right to Rent

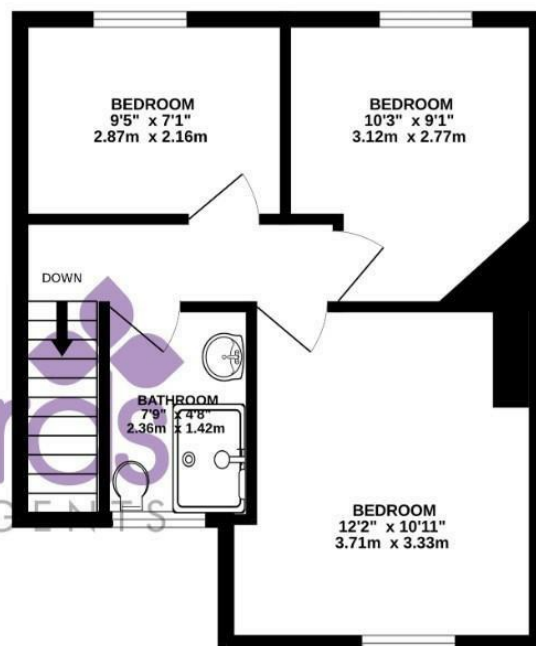
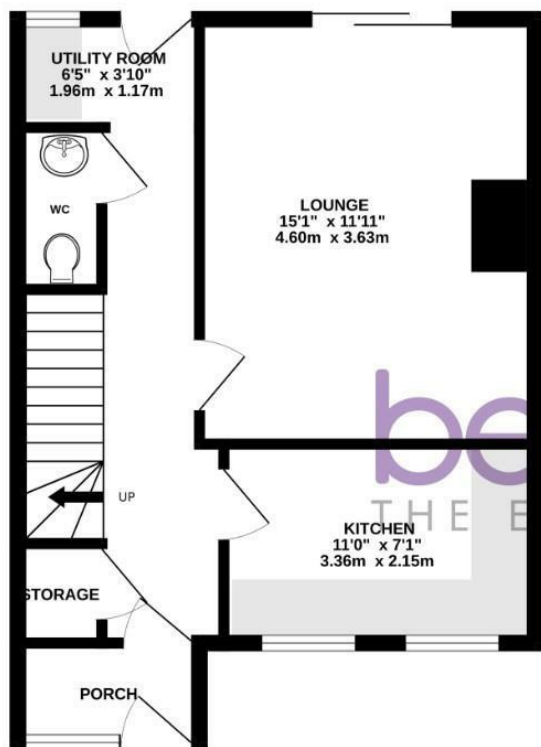
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

| 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>                            |         |           |
| (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 |         |           |
|                                             | 66      | 78        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



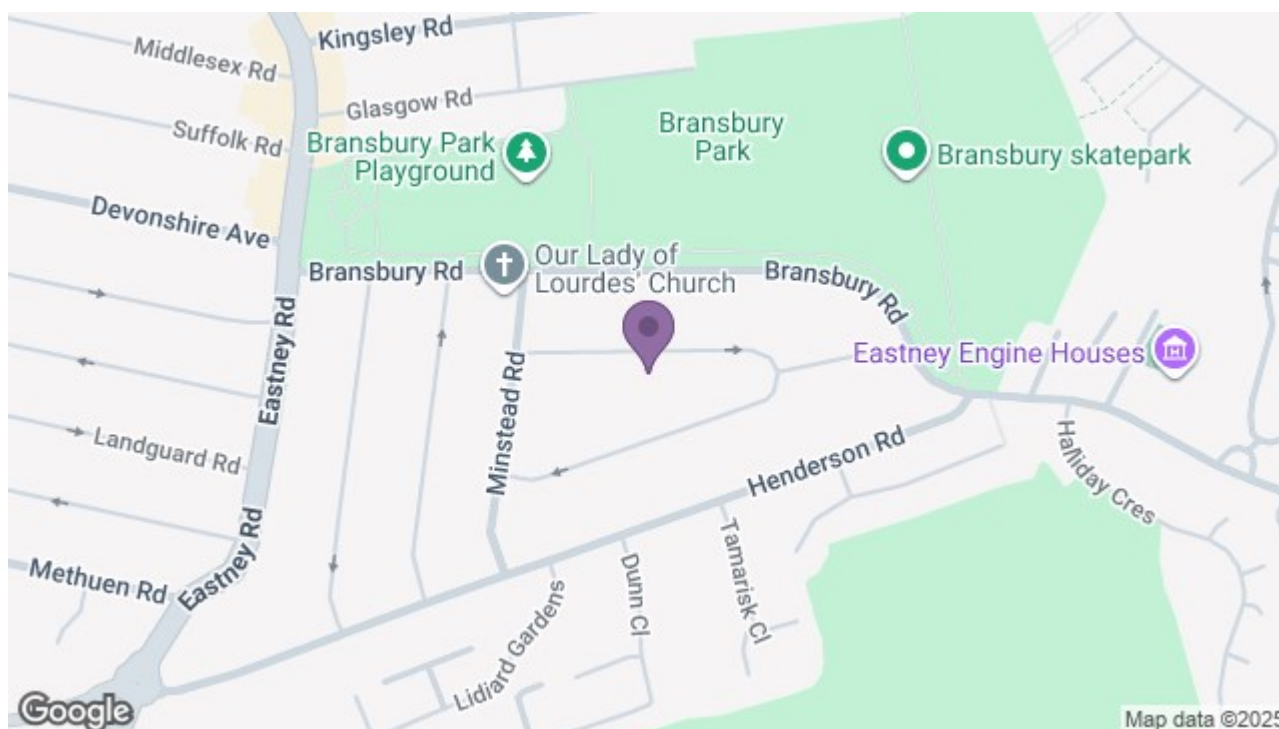
GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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