



## 4 Shaftesbury Road, Southsea, PO5 3JR £550

**\*\* ROOM IN SHARED HOUSE - BILLS INCLUDED \*\***

**\*\*SINGLE OCCUPANCIES ONLY\*\***


This is a furnished double bedroom available in a 7 bedroom house with all bills included on Shaftesbury Road in Southsea and is in a fantastic location, just a short walk to Palmerston Road shopping precinct, Supermarket and just a few minutes walk to Southsea Common and the Seafont.

The room is on the ground floor of the house and also has a shared shower room on the first floor.

The house has a communal kitchen/lounge/diner area and also has a garden at the rear.

If you would like to arrange a viewing, please call our office.

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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	