



**UPPER FLAT, 231 TANGIER ROAD  
PORTSMOUTH, PO3 6PQ**

**£1,300 PCM**



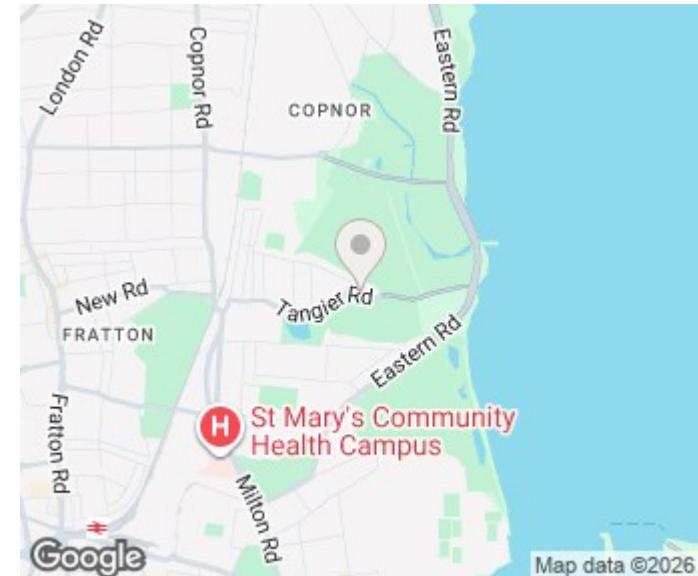
A TWO BEDROOM FIRST FLOOR FLAT with LARGE GARDEN has become available in a sought after area in Baffins, near a row of shops, takeaways, public house, library and BAFFINS POND.

The property comprises of a DOUBLE and SINGLE BEDROOM, BRIGHT LOUNGE with FEATURE FIREPLACE. FITTED KITCHEN with GAS HOB/ELECTRIC OVEN and EXTRACTOR FAN OVER.

Bathroom has a white suite.

Stairs down leading to a large garden with flower borders, grass area, bike shed and REAR PEDESTRIAN ACCESS.

Property also BENEFITS from GAS CENTRAL HEATING and DOUBLE GLAZING.



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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