

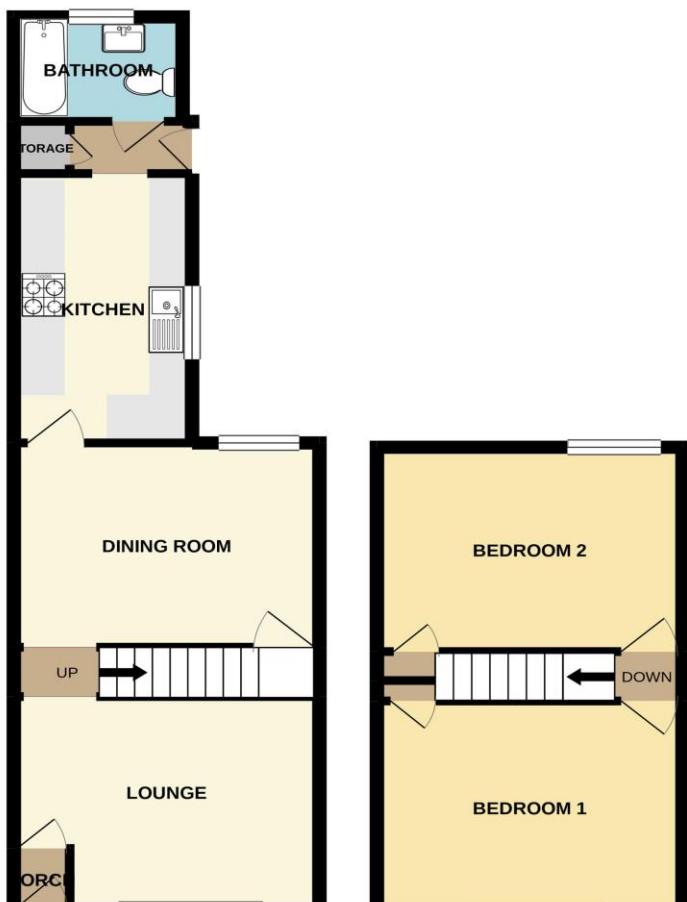


WAINWRIGHT
ESTATES



GROUND FLOOR

1ST FLOOR



DynamicPDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

77 EMSWORTH ROAD PORTSMOUTH PO2 0BS	Energy rating D	Valid until: 20 September 2030
		Certificate number: 0350-2048-8010-2090-6021

Property type
End-terrace house
Total floor area
70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

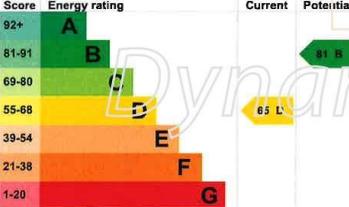
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and not guaranteed to be correct, complete or up to date. 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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77 Emsworth Road

Portsmouth PO2 0BS

Price: £205,000

DESCRIPTION

Wainwright Estates are pleased to offer to the sales market this two double bedroom, end of terraced house situated in North End, Portsmouth. The property comprises to the ground floor of two reception rooms, a fitted kitchen and modern ground floor bathroom. To the first floor you will find two double bedrooms. Outside there's a private, low maintenance rear garden with side access. Additional benefits include double glazing, gas central heating and the property is being offered with no forward chain.

ACCOMMODATION

ENTRANCE PORCH

LOUNGE 12' 5" x 9' 6" (3.78m x 2.89m)



DINING ROOM 12' 6" x 9' 2" (3.81m x 2.79m)

OUTSIDE

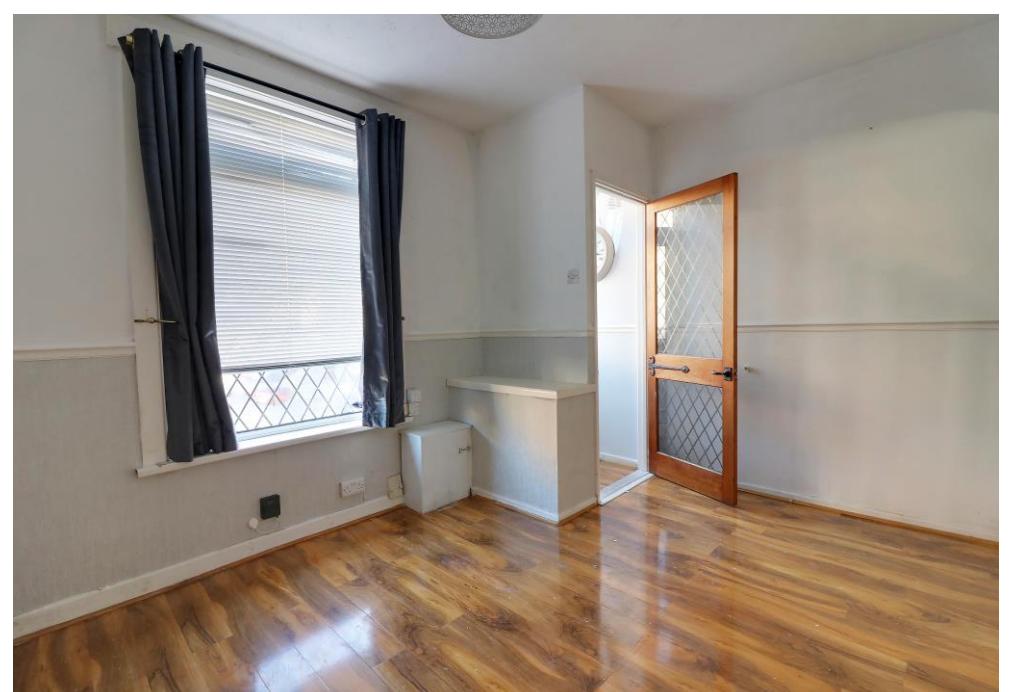
KITCHEN 12' 1" x 7' 3" (3.68m x 2.21m)

REAR GARDEN

BATHROOM 7' 0" x 4' 8" (2.13m x 1.42m)

FIRST FLOOR

BEDROOM 1 12' 5" x 9' 6" (3.78m x 2.89m)



BEDROOM 2 12' 6" x 9' 2" (3.81m x 2.79m)

