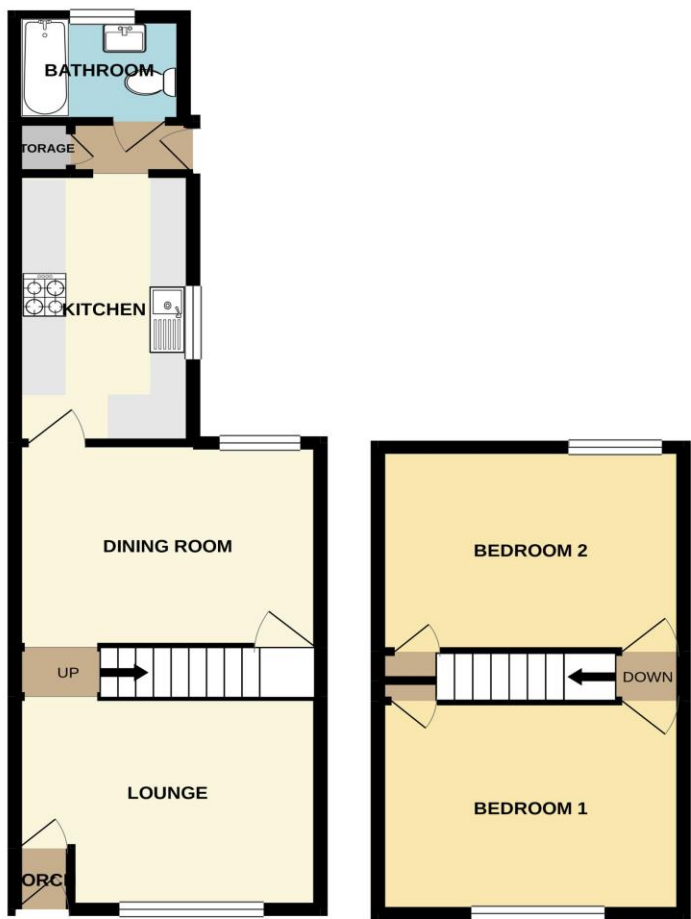




GROUND FLOOR

1ST FLOOR



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

Energy performance certificate (EPC)

77 EMSWORTH ROAD PORTSMOUTH PO2 0BS	Energy rating	Valid until:	20 September 2030
	D	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.](#)

Score

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current

Potential

63

81

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, 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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Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

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)

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

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)



OUTSIDE

REAR GARDEN

