



62 BOULTON ROAD SOUTHSEA, PO5 1NT

£1,300 PCM

A 2 DOUBLE BEDROOM HOUSE situated off the popular ALBERT ROAD, with its ABUNDANCE of BARS, RESTAURANTS and UNIQUE SHOPS has become available which has been MAINTAINED TO A HIGH STANDARD. The house comprises of a GOOD SIZE LOUNGE/DINER, FITTED KITCHEN with BUILT-IN GAS HOB/ELECTRIC OVEN and EXTRACTOR FAN OVER, plumbing for washing machine and space for fridge/freezer. DOWNSTAIRS MODERN BATHROOM WITH SHOWER OVER BATH, VANITY UNIT/WASH HAND BASIN, W.c., and HEATED TOWEL RAIL. BENEFITS INCLUDE GAS CENTRAL HEATING, DOUBLE GLAZING and a GOOD SIZE PAVED GARDEN with BRICK BUILT B.B.Q, and LIGHTING. PLEASE VIEW EARLY TO AVOID DISAPPOINTMENT.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

Southsea Office Lettings
97 Albert Road
Southsea
Hampshire
PO5 2SG

02392 830888
lettings@christieuk.com
www.christieuk.com

