



## 4 BLAKESLEY LANE

CITY OF PORTSMOUTH, PO3 5UG

£219,995  
FREEHOLD

A modern built ( Circa 1992 ) One bed-roomed, semi detached, two storey house with private garden. Ideal landlord investment opportunity. Ideal starter home. Accommodation comprises entrance lobby with storage cupboard, modern fitted kitchen open plan to living room which enjoys direct access to the private garden via double glazed French Doors. To the upper floor a landing area with access to the roof void, A modern fitted bathroom and a double bedroom with window overlooking the garden. Internal viewing essential to fully appreciate the size and layout of the accommodation.



THIS FLOOR PLAN IS NOT DRAWN TO SCALE AND IS FOR GUIDANCE PURPOSES ONLY



| 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>                            | <b>69</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 |                         |           |
| <b>England &amp; Wales</b>                  | 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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