

TODD & HARTRIDGE
Established 1966

4 2 1 C

20 Merlin Drive

Portsmouth, PO3 5QY

£1,600 Per month

20 Merlin Drive
Portsmouth, PO3 5QY

Todd & Hartridge are delighted to offer this modern and well presented four bedroom family home in a sought after and small residential estate.

Offered unfurnished, the property has ample space for families, with the large kitchen-dining room being a real standout.

The ground floor also has a spacious living room and shower room/wc.

Upstairs, the property has three double bedrooms and a smaller single bedroom as well as the modern family bathroom.

Outside there is a small courtyard style garden and the property has allocated parking a freestanding metal garage/storage shed.

The property is still undergoing some work including a new boiler and there is the added benefit of a huge loft space with a fixed ladder. Please note that although this space is large and has good head height and windows, it is not suitable for use as a liveable room and should only be used for storage.

Merlin Drive is a fantastic location, being both quiet and also close to local shops, schools and links into and out of the city.

















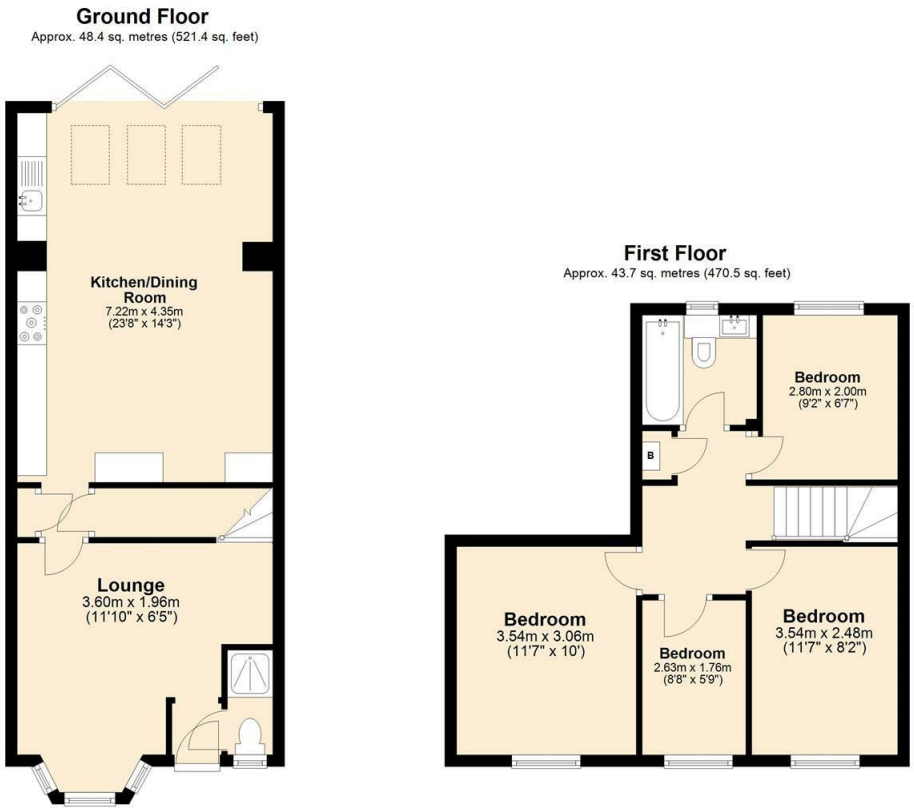






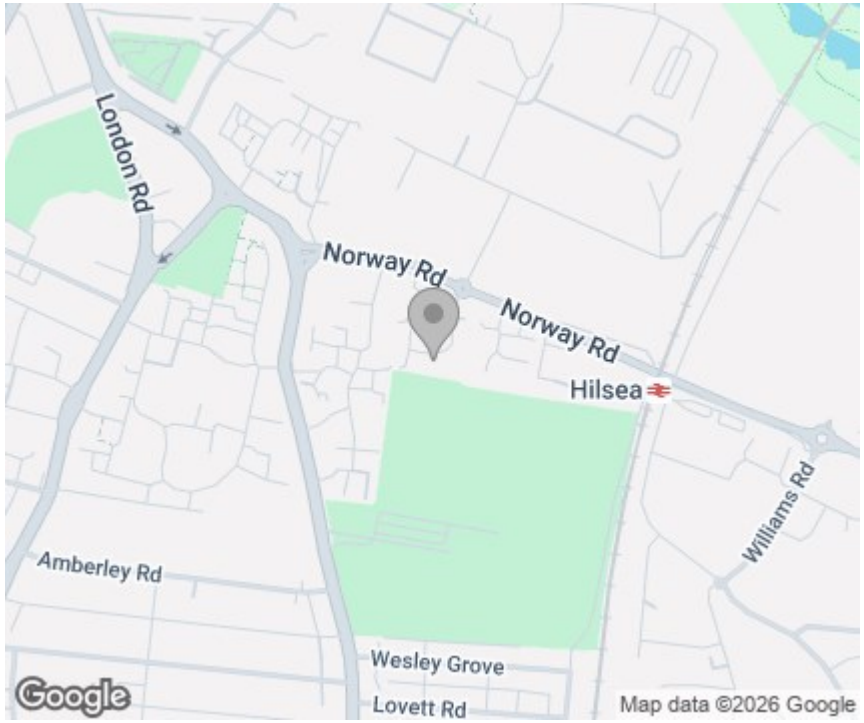


Floor Plan

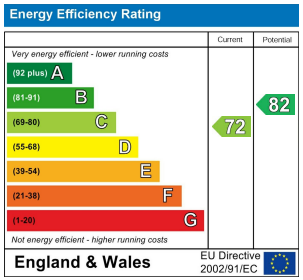


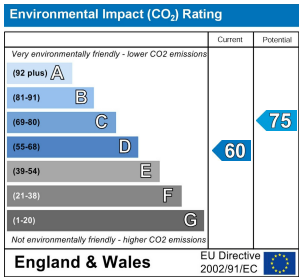
Total area: approx. 92.1 sq. metres (991.9 sq. feet)

Area Map



Energy Efficiency Graph





Viewing

Please contact our Portsmouth Office on 023 9266 3366
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

191 London Road, Portsmouth, PO2 9AH | Tel: 023 9266 3366 | Email: enquiries@toddandhartridge.co.uk

OnTheMarket.com Zoopla.co.uk HomeLet TAKING THE RISK OUT OF PROPERTY RENTAL TDS Tenancy Deposit Scheme member naea | propertymark PROTECTED arla | propertymark PROTECTED The Property Ombudsman