



46 BOULTON ROAD

PORTSMOUTH, PO5 1NT

£1,300 PCM

TWO DOUBLE BEDROOM MID TERRACED HOUSE, RECENTLY REFURBISHED, situated off the POPULAR ALBERT ROAD with it's ABUNDANCE OF BARS, RESTAURANTS and UNIQUE SHOPS. The property comprises of a LOUNGE, SEPARATE DINING ROOM with CUPBOARD UNDERSTAIRS, FITTED KITCHEN with WASHING MACHINE, BUILT-IN GAS HOB and ELECTRIC OVEN, DOWNSTAIRS BATHROOM with MIXER TAP SHOWER. REAR PAVED GARDEN, and has the BENEFIT of GAS CENTRAL HEATING and DOUBLE GLAZING. HIGHLY RECOMMENDED.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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