

## 12 PAINS ROAD

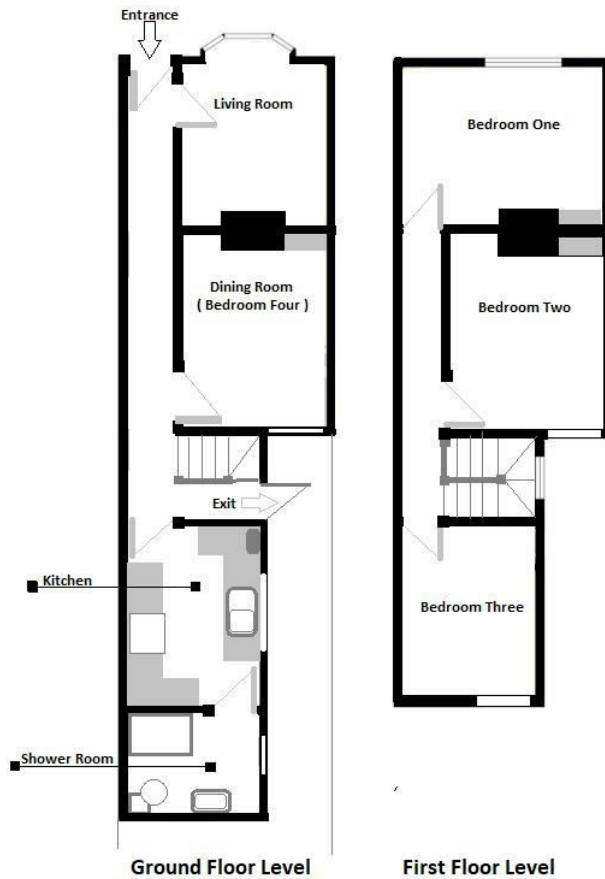
SOUTHSEA, PO5 1HE

**£259,995**  
**FREEHOLD**

A mid Terraced bay and forecourt house located with in the requested Somers Town area of Southsea, a popular location due to its geographic position to Portsmouth University. The house comprises two reception rooms, fitted kitchen and bathroom plus three double bedrooms to the upper level. The property also features a southerly aspect Town Garden. Internal viewing essential to fully appreciate the size and layout of the accommodation. Property can be offered with vacant possession subject to the present tenant relocating; Notice has been served.



This Floor Plan Is For Guidance Purposes Only & Not Drawn To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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