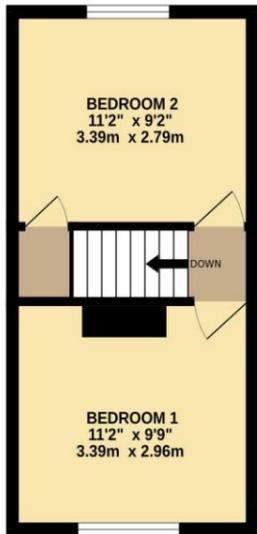
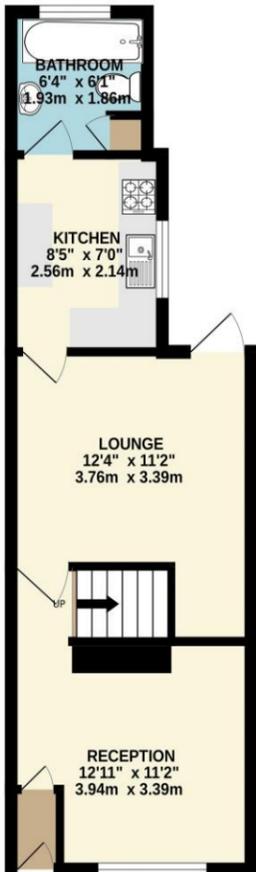




GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

116, Havant Road PORTSMOUTH PO2 0BP	Energy rating D	Valid until: 6 January 2028
		Certificate number 0758-2895-6190-9508-9961

Property type	Mid-terrace house
Total floor area	60 square metres

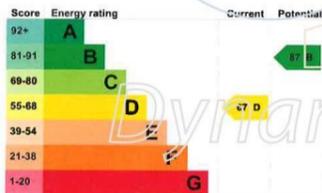
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.
The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See how to improve this property's energy efficiency.



For properties in England and Wales:
the average energy rating is D
the average energy score is 60

116 Havant Road

North End, Portsmouth PO2 0BP

Price: £215,000

DESCRIPTION

This well-presented two-bedroom terraced house is offered with a long-term tenant in situ, making it a hassle-free, turnkey investment. The property benefits from a flawless rental payment history with no arrears or late payments, providing immediate and reliable income from day one. Rental Income & Direct Management: The property is currently privately managed with no letting agent in situ, ensuring the incoming owner receives the full rental income (or the option to have an agent manage it). Current Rent: £900 per month. Planned Increase: £950 per month (scheduled for October 2026). Yield: Strong gross return with built-in growth. Compliance & Upgrades: Key compliance and upgrades are already in place, including a valid EPC until 2028 and a current gas safety certificate. The property is further enhanced by a scheduled £1,000 electrical overhaul (End of Jan 2026), which includes a brand-new non-combustible consumer unit and a Satisfactory EICR valid until 2031. Recent improvements include a new boiler, a contemporary new bathroom, new carpets, and a full external repaint, ensuring minimal future capital expenditure for the landlord. The accommodation comprises two reception rooms, a modern fitted kitchen, a contemporary ground-floor bathroom, and two double bedrooms. Externally, the property features a low-maintenance rear garden. Offered with no forward chain to ensure a smooth and efficient transaction.

ACCOMMODATION

ENTRANCE PORCH

RECEPTION ROOM 11' 2" x 9' 9" (3.40m x 2.97m)

LOUNGE 11' 2" x 9' 2" (3.40m x 2.79m)

KITCHEN 8' 5" x 7' 0" (2.56m x 2.13m)

BATHROOM 6' 3" x 6' 1" (1.90m x 1.85m)



FIRST FLOOR

BEDROOM 1 11' 1" x 9' 4" (3.38m x 2.84m)

BEDROOM 2 11' 1" x 9' 9" (3.38m x 2.97m)

OUTSIDE

REAR GARDEN

