



Leopold Street, Southsea, PO4 0JZ
£1,250

GD3 Property are pleased to offer to the market this three-bedroom, terraced house on Leopold Street, Southsea, just off of Albert Road.

The property has a small entrance hall separating the front of the house to the lounge, there is also another large reception room at the front of the property that could be used as a dining room or an office. The lounge has access to the enclosed rear garden which has astro turf for low maintenance. Towards the rear of the property there is the kitchen with electric oven, gas hob, free standing fridge freezer and washing machine, through the kitchen there is the shower room. Upstairs you have three double bedrooms.

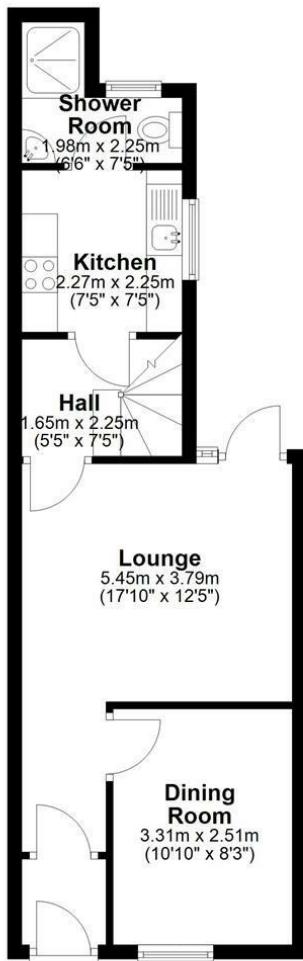
The property benefits from double glazing, gas central heating, on street permit parking and flexible living arrangements. The property is currently undergoing some repainting ready for the new tenants to move in and will be available in a few weeks. The landlord will also consider pets in the property.

Rent: £1,250.00 Per calendar Month
Security Deposit £1,442.00
Holding Deposit: £285.00
Contract Length: 12 Months

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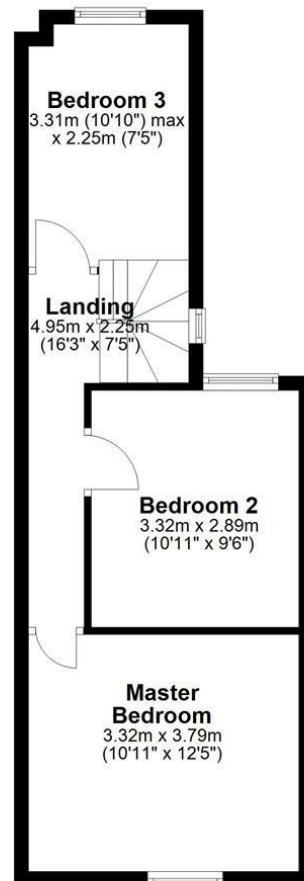
Ground Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	