



## 11 MOORLAND ROAD PORTSMOUTH, PO1 5JA

£1,200 PCM

A TWO DOUBLE BEDROOM HOUSE HAS BECOME AVAILABLE IN POPULAR LOCATION OF FRATTON, WITH FRATTON RAILWAY STATION, SCHOOLS, LOCAL SHOPS AND ASDA NEARBY.


This nicely presented house comprises of a OPEN PLAN LOUNGE/DINER. GOOD SIZE KITCHEN with fitted base and wall units with electric oven/gas hob. UTILITY ROOM housing fridge/freezer and washing machine. Large UPSTAIRS BATHROOM with SHOWER OVER BATH.

Also benefits from GAS CENTRAL HEATING, DOUBLE GLAZING and a PATIO REAR GARDEN with SHED.

VIEWING HIGHLY RECOMMENDED





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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