



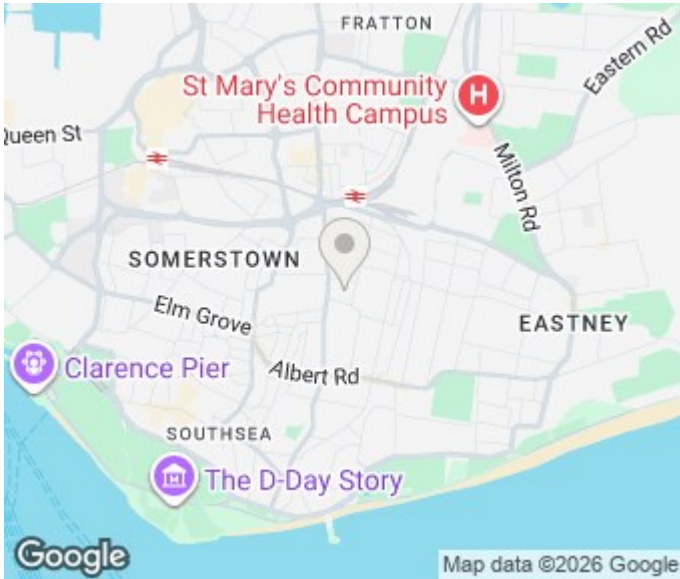
## 15 TALBOT ROAD


SOUTHSEA, PO4 0HA

£1,200 PCM

A TWO DOUBLE BEDROOM HOUSE situated in an EXCELLENT LOCATION, being CLOSE to BUS ROUTES, SCHOOLS and LOCAL SHOPS. The property comprises of a LOUNGE, DINING ROOM, KITCHEN with ELECTRIC COOKER, DOWNSTAIRS WHITE BATHROOM with SHOWER OVER and HEATED TOWEL RAIL. To the rear of the house is a PATIO GARDEN with REAR PEDESTRIAN ACCESS. The property also 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			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<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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