

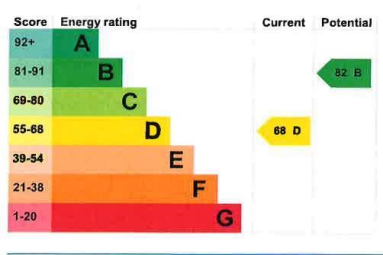


While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with floorplan 12028

Energy performance certificate (EPC)			
73 MILTON ROAD PORTSMOUTH PO3 6AL	Energy rating	Valid until:	8 October 2030
	<b>D</b>	Certificate number:	0790-2515-1022-5706-0003
Property type	end-terrace house		
Total floor area	85 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.  
[See how to improve this property's energy efficiency.](#)



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

**73 Milton Road**  
Portsmouth PO3 6AL

**Price: £280,000**

## DESCRIPTION

Wainwright Estates are pleased to offer to the sales market this immaculate three bedroom, end of terrace house with double bay and forecourt situated on the outskirts of Baffins, Portsmouth. Internally, the property comprises of a lounge with feature bay window to the front and a modern, newly fitted kitchen/diner/family room to the rear. The kitchen features an island with seating for bar stools, along with space for an American-style fridge/freezer, slimline dishwasher and washing machine. There's also enough room for a sofa, creating a comfortable and sociable living space and with doors opening out onto the garden, this enhances the sense of space and indoor-outdoor flow. Upstairs you will find an extremely spacious master bedroom as well as two additional bedrooms and a modern fitted family bathroom. Outside there's a low maintenance rear garden with the added bonus of side pedestrian access. Additional benefits come in the form of double glazing (installed in 2024) and gas central heating. The property is conveniently located to well-regarded schools and excellent transport links. This turn-key home would make an ideal first time buyer purchase and an internal viewing is highly recommended.

## ACCOMMODATION

ENTRANCE PORCH

HALLWAY

LOUNGE: 13' 7" x 10' 1" (4.14m x 3.07m)

KITCHEN/DINER: 17' 1" x 13' 8" (5.20m x 4.16m)

## FIRST FLOOR

BEDROOM 1: 17' 1" x 10' 2" (5.20m x 3.10m)



BEDROOM 2: 10' 7" x 8' 1" (3.22m x 2.46m)

BEDROOM 3: 7' 1" x 6' 8" (2.16m x 2.03m)

BATHROOM: 5' 6" x 5' 6" (1.68m x 1.68m)

## OUTSIDE

REAR GARDEN

