GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
214 sq.ft. (19.8 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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TO LET

£1,100 Per Calendar Month

Lidiard Gardens, Southsea PO4 9LF

bernards THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- END OF TERRACE
- OFF ROAD PARKING
- ONE DOUBLE BEDROOM
- FULLY FUNISHED
- VERY WELL PRESENTED
- AVAILABLE DECEMBER
- IDEAL FOR PROFESSIONALS
- SOUGHT AFTER LOCATION
- CLOSE TO SEAFRONT
- A MUST VIEW

Rarely available in this location, fully furnished with parking off street!

Generously sized for a one bedroom house, the property can be found within a quiet close within easy reach of Southsea Seafront by the old barracks.

Entrance into hallway with fully fitted separate kitchen, lounge with comfortable furniture leading through to good sized conservatory which offers another usable reception room. The enclosed rear garden is low maintenance and is of a size making a great outside space. Stairs lead to a fantastic bathroom suite with rainfall shower over bath. Double bedroom with double bed, wardrobe, chest of drawers and bedside cabinets.

Booking a viewing as soon as you can is highly recommended.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

PROPERTY INFORMATION

KITCHEN
5'11" x 7'3" (1.80m x 2.21m)

LOUNGE
12' x 10'6" (3.66m x 3.20m)

CONSERVATORY
9'7" x 15'10" (2.92m x 4.83m)

BEDROOM
11'6" x 8'10" (3.51m x 2.69m)

BATHROOM
6'2" x 5'10" (1.88m x 1.78m)

COUNCIL TAX BAND B

RIGHT TO RENT
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



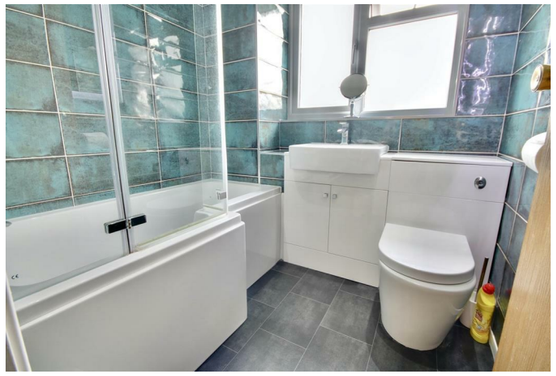






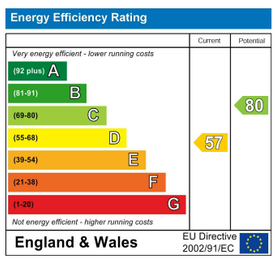












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