



55 REGINALD ROAD

PORTSMOUTH, PO4 9HL

£1,500 PER CALENDAR

H.M.O. LICENSED : BILLS INCLUDED : THREE/FOUR DOUBLE BEDROOM MID TERRACED HOUSE, situated in a POPULAR AREA of SOUTHSEA, with LOCAL SHOPS AND BUS STOPS NEARBY. The property comprises of a COMMUNAL LOUNGE OPEN PLAN to FITTED KITCHEN with APPLIANCES, being BUILT-IN ELECTRIC OVEN and HOB with EXTRACTOR FAN OVER, FRIDGE/FREEZER and WASHING MACHINE. DOWNSTAIRS W.c., UPSTAIRS MODERN BATHROOM with SHOWER OVER with the ADDITION of HEATED TOWEL RAIL, VANITY SINK UNIT and W.c, This WELL MAINTAINED PROPERTY also has the BENEFIT of a REAR GARDEN, GAS CENTRAL HEATING and DOUBLE GLAZING. HIGHLY RECOMMENDED TO VIEW.





| 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 |

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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