



## 71 PRETORIA ROAD SOUTHSEA, PO4 9BD

£1,400 PCM

FAMILY HOME : THREE BEDROOM MID TERRACE BAY and FORECOURT HOUSE. which comprises of a LOUNGE, DINING ROOM, FITTED KITCHEN with APPLIANCES, LEAN-TO with UTILITY AREA and 2nd W.C., TO THE FIRST FLOOR, BATHROOM with SHOWER OVER, and the benefit of GAS CENTRAL HEATING, DOUBLE GLAZING and a REAR GARDEN.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		71
(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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