



## 31 WINCHESTER ROAD

PORTSMOUTH, PO2 7PS

£199,995  
FREEHOLD

Located within the central terraced district of Portsmouth, this mid terraced house accommodation comprises two separate reception rooms, fitted kitchen, ground floor bathroom with separate W.C. and three double bedrooms to the upper floor. Ideal starter home and Landlord investment opportunity. Moderate refurbishment required. Priced to sell. Christie's Sole Agents.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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

Southsea Office Sales  
 97 Albert Road  
 Southsea  
 Hampshire  
 PO5 2SG

02392 830888  
 sales@christieuk.com  
 www.christieuk.com

