



117 BOULTON ROAD

PORTSMOUTH, PO5 1NS

£239,995
FREEHOLD

Located with in the residential terraced district of central Southsea, adjoining the Albert Road thoroughfare which offers a wide range of amenities and entertainment venues, this mid terraced house offers accommodation over two floors comprising entrance lobby, open plan lounge dining room, fitted kitchen with direct views over the rear garden. Two bedrooms to the upper floor and a family bathroom. Features include a Westerly aspect landscaped rear garden mainly laid to lawn. Internal viewing essential to fully appreciate the size and layout. View Today.? Sole Agents Christie's Estate.



THIS FLOOR PLAN IS NOT DRAWN TO SCALE AND IS FOR GUIDANCE PURPOSES ONLY



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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