



## 71 MEON ROAD

SOUTHSEA, PO4 8NN

£269,995  
FREEHOLD

Located with in the requested Milton Village district of Portsmouth, an established terraced district circa 1905. The property is located with in the immediate vicinity of the open green spaces and recreation facilities of Milton Park and the Eastern shoreline bird sanctuary of Moorings Way. The District offers a wealth of local facilities and a direct exit out of the city via the Eastern Road. The accommodation can be offered with vacant possession and comprises open plan lounge dining room, Kitchen breakfast room a ground floor cloakroom W.C. with a first floor bathroom and three double bedrooms.

Internal viewing essential. No Forward Chain





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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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