



## 69 WATERWORKS ROAD

PORTSMOUTH, PO6 1NH

£599,995  
FREEHOLD

This End of Terraced house Circa 1930 benefits from a corner plot position at the most Southerly end of the road enjoying an open Southerly to Westerly aspect, with gardens to front side and rear. The main house offers an open plan arrangement to the ground floor encompassing the living room, dining area, breakfast area and kitchen offering a double aspect from the front bay to the rear conservatory which over looks the garden area. To the upper floor three bedrooms plus family bathroom. The original rear accessed double garage has been converted into guest accommodation and comprises living room, fitted kitchen and shower with an elongated double bedroom (Twin Room) to the upper floor. The side garden also has a pitched roof workshop storeroom with wash & toilet facility. Features include off road parking for three to four cars with further options as required.

Internal viewing essential to fully appreciate the size of accommodation and facilities.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

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