



## 54 BRITANNIA ROAD NORTH SOUTHSEA, PO5 1SL

£350,000

Southsea Residential Location - Fratton Station Vicinity - Superior Terraced House - Three Double Bedrooms - Lounge & Dining Room - Basement Level - Two Shower Rooms - Modern Fitted Kitchen Plus Utility Room - Rear Garden With Vehicle Access Via Private Service Road. Ex-Student House with Existing C4-HMO. No Forward Chain. Sole Agents. Internal Viewing Recommended.



This Floor Plan Is For Guidance Purposes Only & Is Not Drawn To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	65
(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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