



## 44 AGINCOURT ROAD

PORTSMOUTH, PO2 7AY

£1,500 PCM

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The property includes a downstairs bathroom. Additionally, some essential appliances are included, making the transition into your new home that much easier. Situated in a vibrant area of Portsmouth, this home benefits from proximity to local amenities, schools, and parks, making it an ideal choice for families and professionals alike.

In summary, this three-bedroom terraced house on Agincourt Road is a fantastic opportunity for anyone looking to settle in Portsmouth. With its spacious reception rooms, essential appliances, and a prime location, it promises a comfortable and enjoyable living experience. Don't miss the chance to make this lovely property your new home.





| 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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