

TO
LET

£1,400 PCM

Knox Road, Portsmouth, PO2 8JJ



HIGHLIGHTS

- ❖ MODERN FAMILY HOME
- ❖ THREE DOUBLE BEDROOMS
- ❖ HIGH-END SPECIFICATION
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ BEAUTIFUL EXTERIOR
- ❖ SOUTH FACING GARDEN
- ❖ DOUBLE GLAZING
- ❖ UPSTAIRS BATHROOM
- ❖ SOUGHT AFTER LOCATION
- ❖ A MUST VIEW

We are delighted to bring to the market this modern and very well-presented three-bedroom mid-terrace home, ideally situated in a sought-after location close to a range of local amenities.

The property is ready to move straight into and has been maintained to a very high standard throughout.

Upon entering the property, you are welcomed by a stylish lounge featuring a large bay window that floods the room with natural light. To the rear of the home is a contemporary kitchen/diner finished to an excellent standard, offering high-gloss base and wall units along with a convenient breakfast bar.

From the kitchen you can access the property's private rear garden, which benefits from a south-facing aspect and is attractively laid with brick paving and wooden decking — ideal for relaxing or entertaining.

Upstairs, the property offers three bedrooms, two of which are adjoining. The first floor is completed by a modern three-piece family bathroom.

This fantastic property would make a wonderful family home, and early viewing is strongly recommended to avoid disappointment.



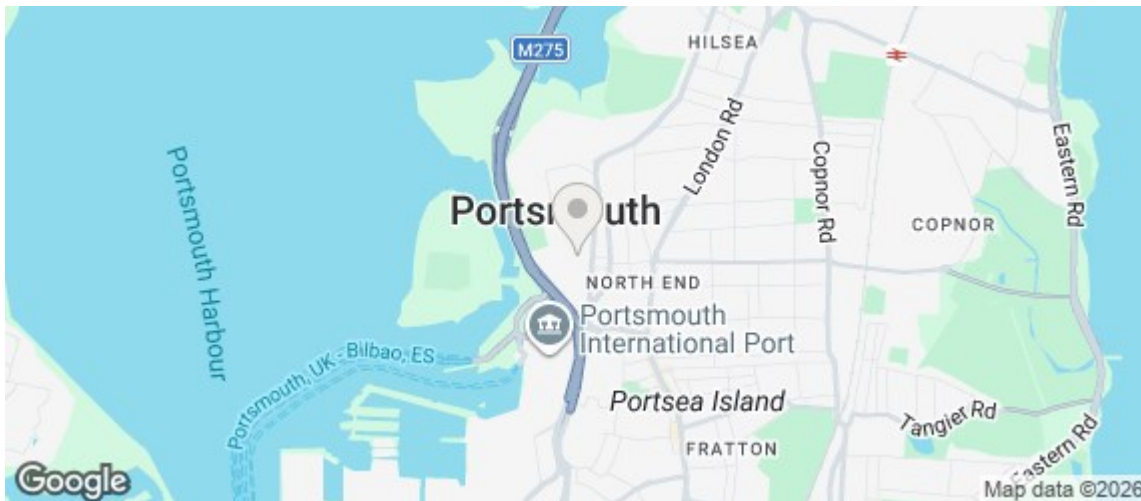


GROUND FLOOR
396 sq ft (36.6 sq m) approx.

1ST FLOOR
382 sq ft (35.5 sq m) approx.



TOTAL FLOOR AREA: 778 sq ft (72.3 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan, the actual dimensions of the property may vary slightly from those shown. The floorplan is for information only and should not be used as a contractual document. The floorplan is not intended to be used as a guide to the layout of the property. It is not intended to be used as a guide to the layout of the property. It is not intended to be used as a guide to the layout of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

