

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



31 Cockleshell Gardens

, Southsea, PO4 9SA

£1,300 Per month

We are delighted to be welcoming to the market this modern and airy well presented, two bedroom semi detached home in a sought after location in the PO4 postcode.

Entering the property you have a modern lounge with a large bay window, flooding the room with natural light, there is hard wood flooring throughout. Moving through, the property's modern kitchen/diner is finished to a high standard with high gloss base and wall units and a conservatory leading to the garden. The property's garden, has been well cared for and looked after with extra turf and a wood shed.

Moving upstairs, you have two double bedrooms. Completing the first floor is the modern three piece bathroom suite.

There is plenty of off road parking in the private estate making it safe and secure and in a quiet location.

This fantastic property would make a wonderful home hence we strongly recommend booking an early viewing to avoid disappointment.

Please call Arden & Way today 023 92 460 899 for any more information.

Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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