

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 21 Guildford Road

, Portsmouth, PO1 5HU

**Asking price £235,000**

Arden & Way are pleased to present to the sales market this recently renovated two bedroom terraced house. Set in the sought after location of Fratton, the property is walking distance from Fratton train station and Southsea seafront in a short commute away including Gun Wharf Quays.

To the ground floor you will find a spacious lounge which leads through to the, kitchen/diner and downstairs WC. To the first floor you will find two good sized double bedrooms and family shower room. The property also boasts gas central heating, double glazing and enclosed rear garden.

For more information or to book a viewing please contact Arden & Way

This property is a perfect buy to let investment which Arden and way can help work our your landlord yield and give you all the information regarding this.

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



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