



Esslemont Road, Southsea, PO4 0ES

£1,250 Per Calendar Month

GD3 Property welcomes this beautiful two-bedroom house on Esslemont Road, Southsea. A charming location that could be the perfect setting for your new home.

This house boasts a good-sized lounge, an open-plan kitchen/dining area which is perfect for entertaining guests. The kitchen has a freestanding fridge/freezer, washing machine, and dishwasher included. The kitchen also has a door leading into the garden which has a wooden shed. On the second floor, there is a large master bedroom with a built-in triple wardrobe, the second bedroom is a single bedroom or would be perfect to be used as an office.

Please call the office to arrange your viewing.

Rent: £1,250.00 Per calendar Month

Security Deposit: £1,442.00

Holding Deposit: £285.00

Council Tax Band: B

EPC Rating: C

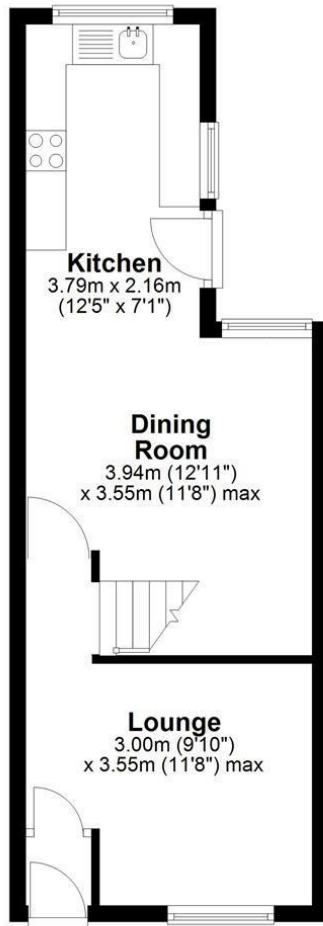
Month Contract – 12 months

Broadband/Mobile Supply Check: Please use the Ofcom website

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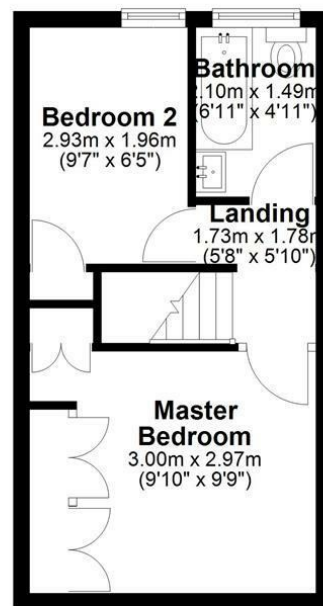
Ground Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.1 sq. feet)



Total area: approx. 58.7 sq. metres (631.7 sq. feet)

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		

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