



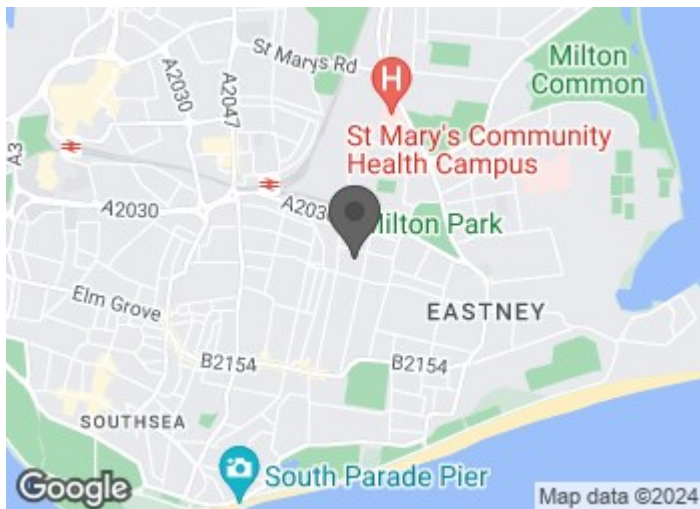
26 Empshott Road , Southsea, PO4 8AU

This stylish bay & forecourt property is well presented throughout and is being offered with no forward chain! Situated in the popular Empshott Road in Southsea, the accommodation comprises of a sizeable living room, separate utility room with a downstairs cloakroom plus a contemporary fitted kitchen with double doors opening onto the enclosed south facing garden. The first floor then provides three good sized bedrooms, plus there is a modern fitted family bathroom suite. Additionally, the home is double glazed and gas centrally heated, plus benefits from having a smart en-suite shower room to its master bedroom! Given all that's on offer we highly recommend an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales team.

EPC - D
Material Information:
- Construction: Brick built
- Electricity Supply: Alternating Current

£1,450 Per Month

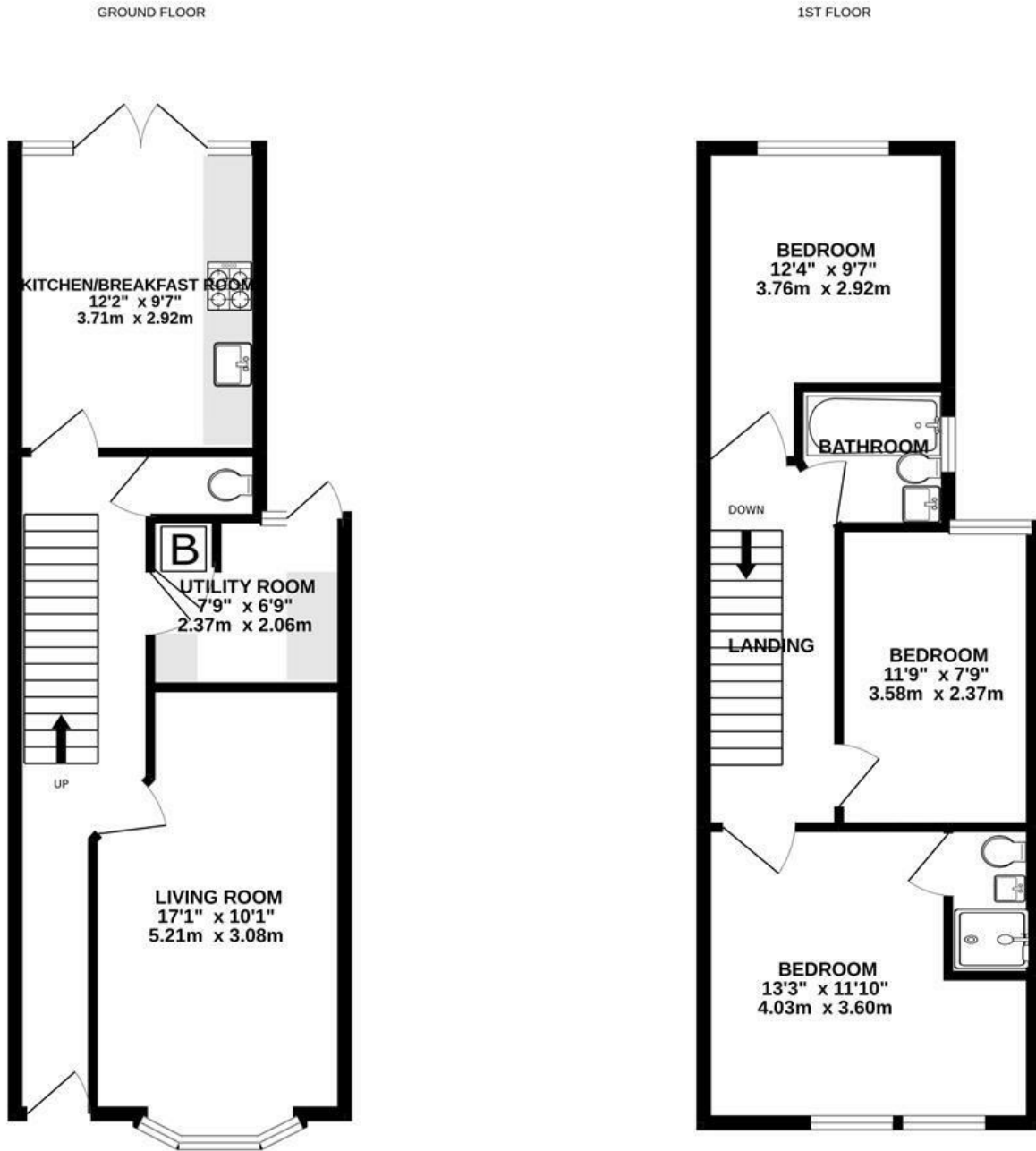
26 Empshott Road
, Southsea, PO4 8AU



[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	