

ESTATE AGENTS  
**LAWSON  
ROSE**



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ROSE**  
**TO LET**



5 Perth Road, Southsea, PO4 8EU

£1,250 Per Month



## THE PROPERTY

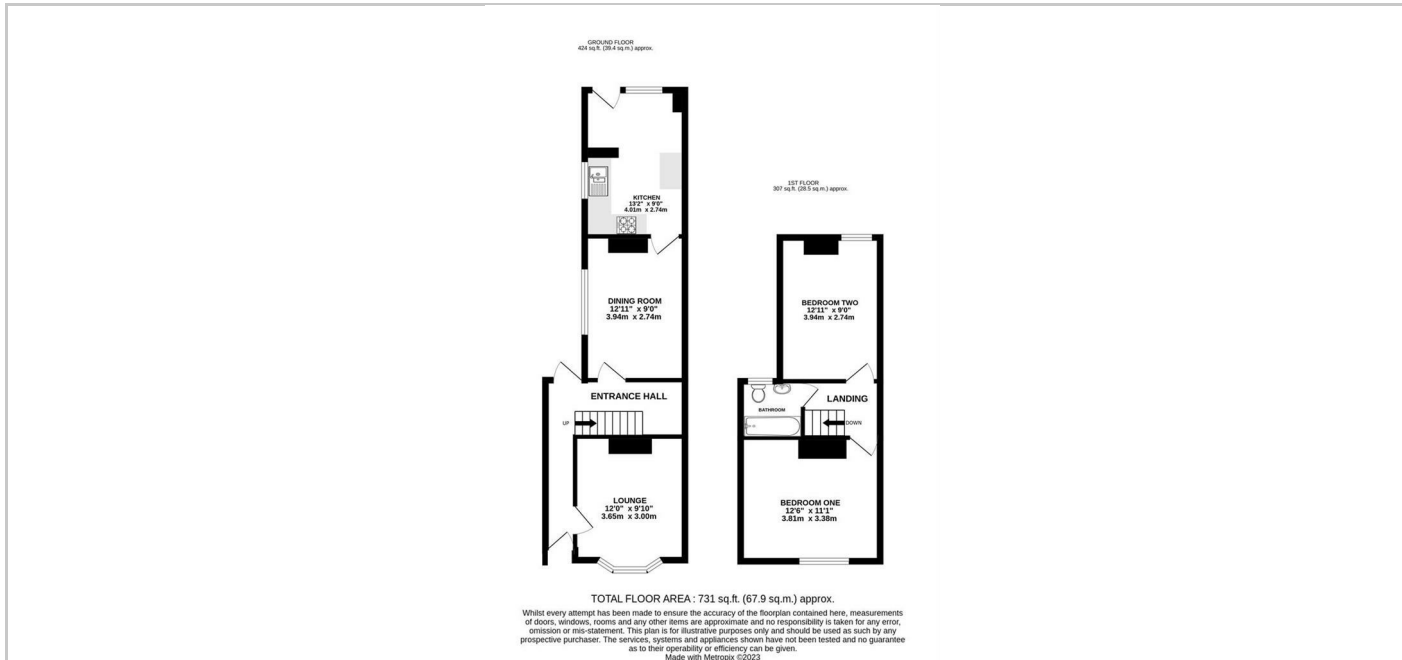
Fantastic opportunity to rent this well presented and recently redecorated two double bedroom mid terrace home set in a cul-de-sac location of Southsea. The property is available for immediate occupation (subject to suitable references) and comprises of:- entrance hallway, lounge with bay window, separate dining room and dual aspect kitchen with utility area, space under stairwell for storage or small study area. Upstairs the property holds two good sized double bedrooms and modern bathroom. Outside the property enjoys a private garden which is laid to lawn with established borders. Viewings by appointment only can be made by calling Lawson Rose on 02392367779.

EPC: D

Council Tax Band: B

Lawson Rose will undertake referencing on each applicant applying for the property and subject to suitable references being received, a holdings fee deposit totalling one week's rent will be required to secure the property, prior to us agreeing the tenancy. This holdings fee will be applied to the tenancy deposit on the execution of the tenancy.

Please be advised that should the applicant fail the Right to Rent check, provide false or misleading information that would affect our ability to present acceptable references to our client (The Landlord/Landlady) we may not be able enter into a tenancy agreement with you.



## SITUATION

### Directions

131 Winter road, Southsea, Hampshire, PO4 8DS  
Tel: 02392 367 779 Email: [lettings@lawsonrose.com](mailto:lettings@lawsonrose.com) [www.lawsonrose.com](http://www.lawsonrose.com)