

New Era Agency Ltd



26 Manners Road, Southsea, Hampshire, PO4 0BB

£3,750 PCM

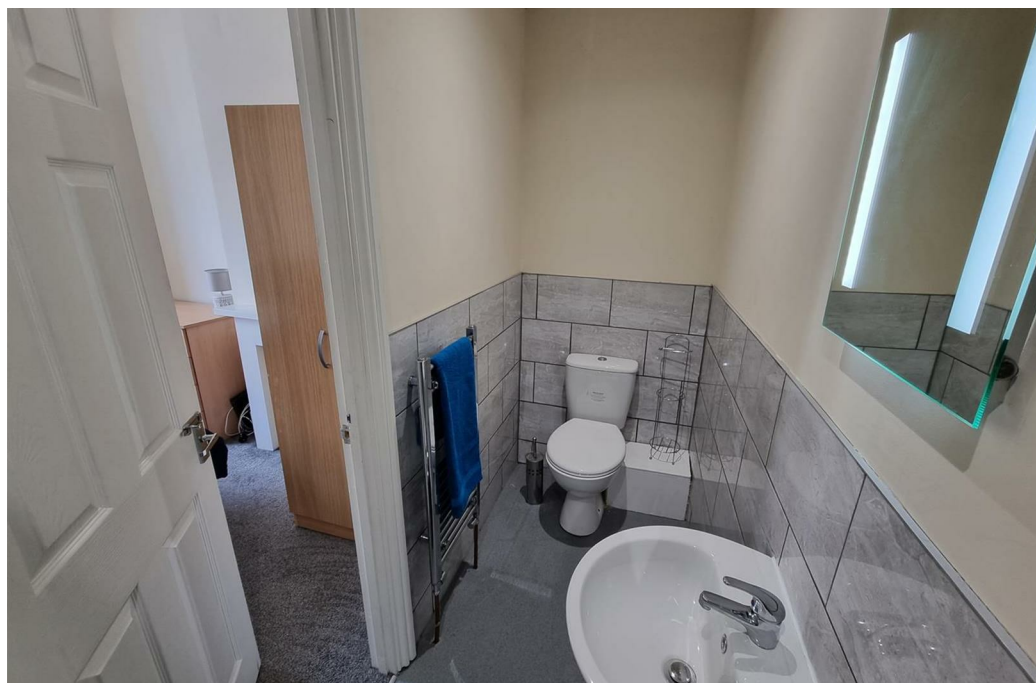
- A PERFECT STUDENT HOUSE
- THREE PIECE BATHROOM WITH SHOWER
- GAS CENTRAL HEATING THROUGHOUT
- SIX BEDROOMS
- BILLS INCLUDED
- DESIGNED LUXURY KITCHEN
- FIVE EN SUITES
- DOUBLE GLAZING
- NO DEPOSIT

26 Manners Road, Hampshire PO4 0BB

BILLS INCLUDED * EN-SUITE BEDROOMS ROOMS ** STUDENT PROPERTY AVAILABLE FOR THE 2024 2025 ACADEMIC YEAR* A SHORT WALK TO THE UNIVERSITY. Take a look at this impressively large SIX BEDROOM STUDENT HOUSE WITH EN-SUITE SHOWERS AND 1 SHARED BATHROOM. Allowing for maximum personal space, this large house provides en-suite shower rooms and a very large bathroom and an additional W.C on the ground floor for guests. With a custom designed kitchen complimented by LED Mood Lighting, this house will go quickly. You may consider acting now to avoid disappointment.



Council Tax Band: C



COPY AND PASTE FOR 360 VIRTUAL TOUR

<https://view.ricohtours.com/274561eb-2502-495a-be96-4d14f4ae4d54>

Entrance Hall :

Smooth finished walls and ceiling, power point, radiator, rise and turn stairs to First Floor, entrance to WC

Bedroom 1

Ground Floor with Double Glazed Bay window to front elevation, power points, radiator, Double Bed, wardrobe, desk and chair, chest of drawers, luxury pile carpet, door providing access to En-Suite :

EN-SUITE BEDROOM 1:

Housing a three piece suite comprising of a close coupled flush W.C., pedestal wash hand basin, shower cubicle and screen housing an electric shower with Capri designed tiled walls, sensor operated LED mood lighting, heated towel rail, wall mounted illuminated mirror (sensor operated), PVC clad ceiling to assist in the control of condensation

Bedroom 2

Ground Floor with Double Glazed window to rear elevation, power points, radiator, Double Bed, wardrobe, desk and chair, chest of drawers, luxury pile carpet, door providing access to En-Suite :

Wc from Hall

Housing a two piece suite comprising a close coupled WC, wash hand basin recessed into vanity unit, smooth finished walls extractor fan

EN-SUITE BEDROOM 2 :

Housing a three piece suite comprising of a close coupled flush W.C., pedestal wash hand basin, shower cubicle and screen housing an electric shower with Capri designed tiled walls, sensor operated LED mood lighting, heated towel rail, wall mounted illuminated mirror (sensor operated), PVC clad ceiling to assist in the control of condensation

Kitchen - Lounge :

Housing a twin bowl stainless steel sink and drainer recessed into worktop with swan neck mixer tap, tiled splash backs, vinyl floor covering, matching wall and base units comprising of soft stop cupboards and drawers with granite effect worktops over, plinth lights, under cupboard lights, 2 x integrated gas hobs, 2 x electric fan assisted ovens, 2 x stainless steel filter hoods over hobs, boiler, 2 x freestanding fridge / freezers, washing machine, Double Glazed door to Garden, Double Glazed window to rear elevation offering views to Garden

First Floor Landing

Entrance to further bedrooms and rise and turn stairs to second floor double glazed window to side aspect

Bedroom 3 :

From the end of the First Floor Landing, with two Double Glazed windows to the front elevation, radiators, power points, entrance to En-Suite, Double Bed, Wardrobe, Desk and Chair, Chest of Drawers.

EN-SUITE TO BEDROOM 3:

Housing a three piece suite comprising of a close coupled flush W.C., pedestal wash hand basin, shower cubicle and screen housing an electric shower with Capri designed tiled walls, sensor operated LED mood lighting, heated towel rail, wall mounted illuminated mirror (sensor operated), PVC clad ceiling to assist in the control of condensation

Bedroom 4 :

Smooth finished walls and ceiling, power points, radiator, Double Glazed window to rear elevation, entrance to En-Suite, Double Bed, Wardrobe, Desk and Chair, Chest of Drawers

EN-SUITE TO BEDROOM 4:

Housing a three piece suite comprising of a close coupled flush W.C., pedestal wash hand basin, shower cubicle and screen housing an electric shower with Capri designed tiled walls, sensor operated LED mood lighting, heated towel rail, wall mounted illuminated mirror (sensor operated), PVC clad ceiling to assist in the control of condensation

Bedroom 5 :

Smooth finished walls and ceiling, Double Glazed window to rear elevation, Double Bed, Wardrobe, Desk and Chair, Chest of Drawers, Power Points, Radiator, Entrance to En-Suite

EN-SUITE TO BEDROOM 5:

Housing a three piece suite comprising of a close coupled flush W.C., pedestal wash hand basin, shower cubicle behind shower screen sliding doors housing an electric shower with white tiled splashbacks, heated towel rail, wall mounted mirror, PVC clad ceiling to assist in the control of condensation

Bedroom 6 :

Smooth finished walls and ceiling, two Velux Windows to Front Elevation, power points, radiator, Double Bed, wardrobe, Desk and Chair, Chest of Drawers, Luxury Pile Carpet

Study Room :

Smooth finished walls and ceiling, Double Glazed window to Rear Elevation, radiator, Power Points, Luxury Pile Carpet

Second Floor Luxury Bathroom :

Housing a three piece suite comprising of a close coupled flush W.C., pedestal wash hand basin, Double Glazed window to Side Aspect, panel bath with shower over and shower screen, chrome effect ladder style heated towel rail, tiled splashbacks

Garden :

Lawned with path

AGENTS NOTES

Council tax band C

Full time university students are exempt from council tax

EPC - D



Directions

Viewings

Viewings by arrangement only. Call 02392 811854 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	