



Room 7, 39 Lawrence Road, Southsea, Hampshire, PO5 1NU

£575 PCM

- VERY LARGE ROOM
- MODERN FURNITURE, FIXTURES AND FITTINGS
- DOUBLE GLAZING
- PRIVATE EN-SUITE
- BILLS INCLUDED
- PROFESSIONAL SHARERS ONLY

- AUTOMATIC MOOD LIGHTING
- GAS CENTRAL HEATING

# 39 Lawrence Road, Hampshire PO5 1NU

\* \* PROFESSIONAL SHARERS ONLY Private En-Suite Bedroom in Shared House. New Era Agency introduce this very large bedroom benefiting from en-suite with modern living for professional sharers. The En-Suites have automatic mood lighting with modern utilities and furnishings. Situated in Lawrence Road these rooms have proven to be very popular.



Council Tax Band: C





Double Glazed Front Door to :

Entrance Hall :

Smooth finished walls and ceiling, power point, bevel edge timber effect flooring, automatic communal lights

Kitchen / Communal Dining Area :

Communal Dining Area :

Smooth finished walls and ceiling, cupboard housing boiler serving hot water and central heating, Double Glazed window to side aspect, radiator, power points with USB ports, bevel edge timber effect flooring, dining table and chairs

Kitchen Area :

Housing 2 x stainless steel sinks and drainers recessed into worktops, matching gloss white soft stop cupboards and drawers with granite effect worktops over, 2 x washing machines, 2 x full standing 50/50 fridge / freezers, 2 built in electric fan assisted ovens with 2 x separate gas hobs recessed into work tops with twin hoods over, metro white and grey flecked tiled splashbacks, power points with USB ports, under unit surface lighting, plinth LED lighting, Double Glazed window to rear elevation, Double Glazed Georgian style door to Garden, ceiling mounted LED lighting, silver birch poly slip flooring

Stairs to First Floor :

Smooth finished walls and ceiling, steel grey carpet, power point, entrances to Rooms

Stairs to Second Floor :

Smooth finished walls and ceiling, steel grey carpet, power point, entrances to Rooms

Room 7 (Second Floor Rear) :

Smooth finished walls and ceiling, 4 x double electric sockets with USB ports, radiator with TRV, Double Glazed Bay window to rear elevation, steel grey pile carpet, Double Bed, wardrobe, chest of drawers, bedside cabinet entrance to En-Suite Shower Room, ceiling mounted LED spotlights

En-Suite Shower Room :

Three piece suite comprising of a close coupled flush W.C, pedestal wash hand basin with mixer tapes, electric shower housed in a quadrant cubicle behind a sliding door, PVC panelled ceiling, smooth finished and tiled walls, plumbed and heated towel rail, extractor fan, LED mood lighting, wall mounted mirror with built in LED;s, silver birch poly slip flooring

Garden :

Walled and slabbed Garden

Agent Notes

Council Tax Band - C

EPC - D

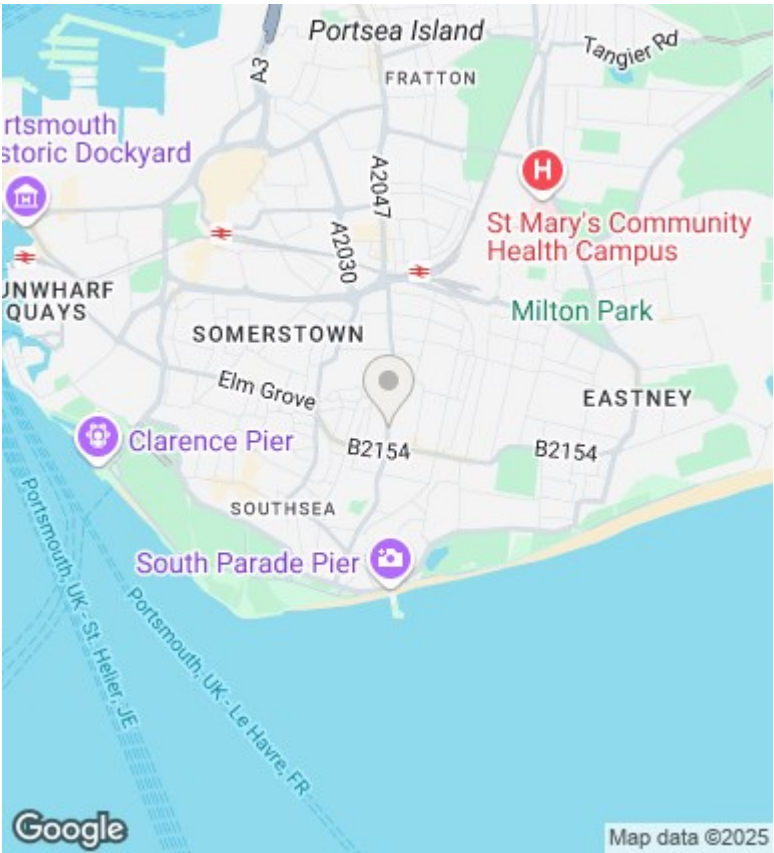
Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		