

Room 4, 35 Lawrence Road, Southsea, Portsmouth, PO5 1NU

£665 PCM

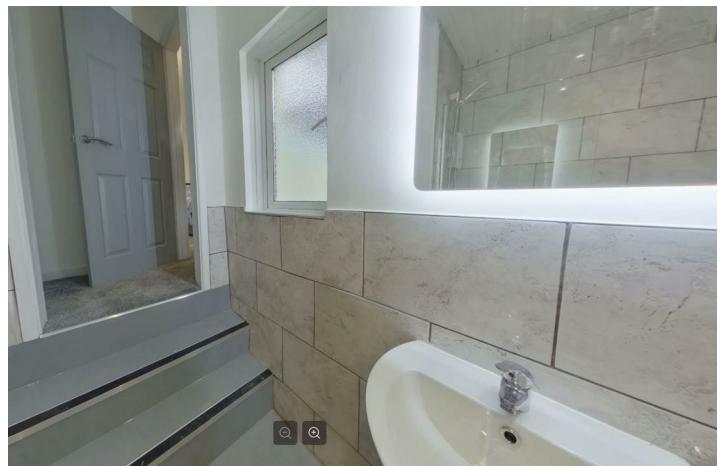
- LUXURY EN SUITE ROOM
- BILLS INCLUDED
- LARGE DESIGNED KITCHEN
- GAS CENTRAL HEATING
- PROFESSIONAL SHARERS HOUSE
- AUTOMATIC PASSIVE LIGHTING
- ENCLOSED REAR GARDEN

# 35 Lawrence Road, Portsmouth PO5 1NU

\* PROFESSIONAL SHARERS \* BILLS INCLUDED 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.

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Council Tax Band: C



#### Entrance Hall :

Smooth finished walls and ceiling, power point, bevel edge timber effect flooring, automatic communal lights stairs to upper floors.

#### Room

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

#### En-Suite Shower Room :

Three piece suite comprising of a close coupled flush W.C, pedestal wash hand basin with mixer taps, electric shower housed in a walk in cubicle behind a concertina door, PVC panelled ceiling, smooth finished and designer 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

#### Kitchen / Communal Dining Area :

##### Communal Dining Area :

Smooth finished walls and ceiling, Double Glazed window to side aspect, radiator, power points with USB ports, bevel edge timber effect flooring, opening to Kitchen area

##### 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 splash backs, power points with USB ports, under unit surface lighting, plinth LED lighting, Double Glazed window, Double Glazed double doors to Garden, ceiling mounted LED lighting, silver birch poly slip flooring

#### Garden :

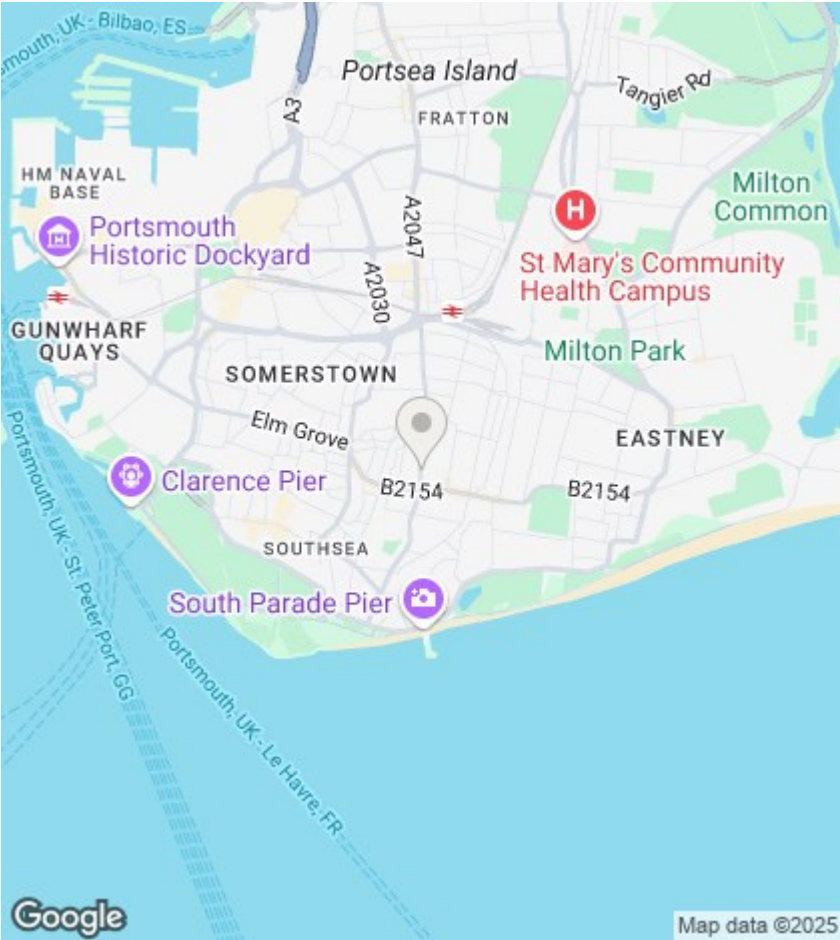
Walled and landscaped

#### AGENTS NOTES

Council Tax Band C

EPC D





Directions

Viewings

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

EPC Rating:  
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