



## Hudson Road, Southsea

£1,605 PCM

- THREE BEDROOM STUDENT PROPERTY
- MODERN DESIGNER KITCHEN
- GAS CENTRAL HEATING
- THREE PRIVATE SHOWER ROOMS
- MODERN BATHROOM
- DOUBLE GLAZING
- NO DEPOSIT
- GARDEN

# 59 Hudson Road, Hampshire PO5 1HB

THREE PRIVATE SHOWER ROOMS \* THREE STUDENT BEDROOMS \* 10 or 11 MONTH CONTRACT \*\* EXTREMELY CLOSE TO THE CAMPUS. New Era Agency are thrilled to present this exceptional modern THREE Bedroom House with their own shower room within easy walking distance of Portsmouth University. With benefits including a modern designer Kitchen, a modern Bathroom, THREE Large Double Bedrooms, a spacious Lounge, Gas Central Heating and Double Glazing this property is expected to only be available for a short time. We would advise booking an appointment to view now to avoid the disappointment of missing.



Council Tax Band: B



COPY AND PASTE THE LINK BELOW FOR THE 360 TOU

<https://view.ricohtours.com/d1de86d8-041b-495a-8aad-1eebed478ba9>

Lounge:

Smooth finished walls, Double Glazed window to the front elevation, power points, bevel edged wood effect flooring, radiator, 2 double sofas

Bedroom 1

Double Glazed window to rear elevation, smooth finished walls, power points, radiator, comfortable pile carpet, Double Bed, wardrobe, desk, chair

Private Bathroom to Bedroom 1

Three piece suite comprising of a close coupled flush W.C, pedestal wash hand basin, heated towel rail, panel bath with shower over behind curtain, fully tiled walls, PVC clad ceiling to assist in control of condensation, window to rear elevation

Kitchen:

Designer Kitchen recently fitted housing a stainless steel sink and drainer recessed into worktop, matching wall and base units comprising of soft stop cupboards and drawers with brushed metal handles, black granite effect worktop over, built in electric fan assisted oven, separate gas hob recessed into worktop with filter hood over, family sized Fridge / Freezer, washing machine, door providing access to Bathroom

Bedroom 3

Double Glazed window to rear elevation, smooth finished walls, power points, radiator, comfortable pile carpet, Double Bed, wardrobe, desk, chair. This bedroom has it's own shower room located on the rear of the property housing a three piece suite comprising close coupled flush WC pedestal wash hand basin, electric shower over cubicle and behind screen door. Heated towel rail, LED automatic illuminated mirror

Private Shower Room to Bedroom 3

Comprising a three piece suite comprising close coupled flush WC pedestal wash hand basin, electric shower over cubicle and behind screen door. Heated towel rail, LED automatic illuminated mirror

Bedroom 2

Double Glazed window to front elevation, smooth finished walls, power points, radiator, comfortable pile carpet, Double Bed, wardrobe, desk, chair. This bedroom has it's own shower room located on the rear of the property housing a three piece suite comprising close coupled flush WC pedestal wash hand basin, electric shower over cubicle and behind screen door. Heated towel rail, LED automatic illuminated mirror

Private Shower Room to Bedroom 2

Comprising a three piece suite comprising close coupled flush WC pedestal wash hand basin, electric shower over cubicle and behind screen door. Heated towel rail, LED automatic illuminated mirror

Garden:

Laid to shrub beds with brick walls

AGENTS NOTES

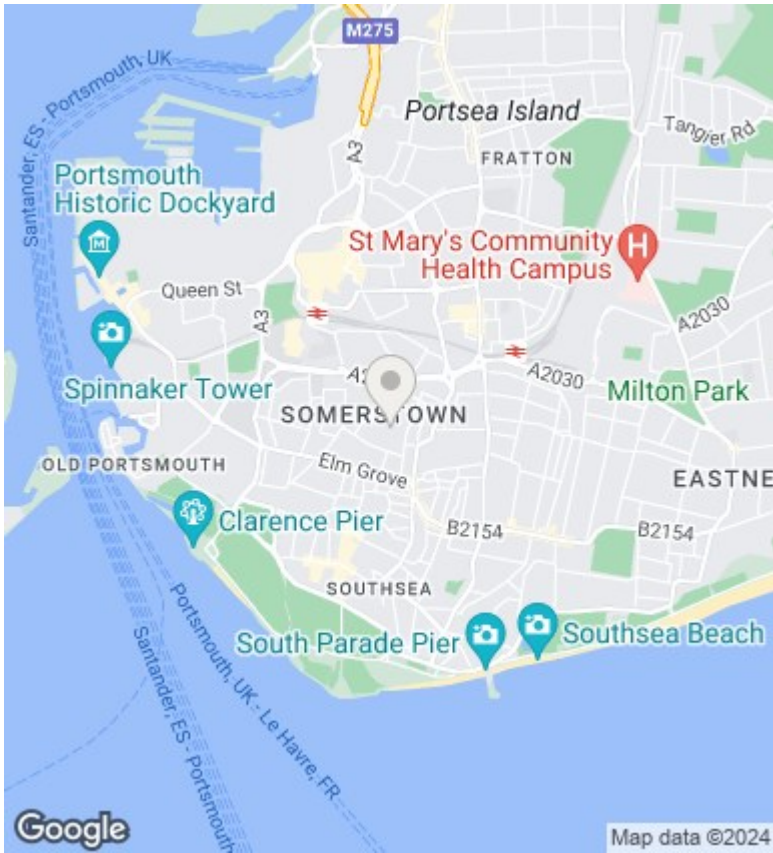
Council Tax Band - B (full time students exempt)

EPC - D

The photos demonstrate the Shower rooms design. The new tiles may differ from the ones shown in the images.







Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	