



## 55 MANNERS ROAD


PORTSMOUTH, PO4 0BA

£1,950 PCM

STUDENT PROPERTY 2024/2025 : A WELL MAINTAINED FIVE DOUBLE BEDROOM MID TERRACED HOUSE, close to FRATTON TRAIN STATION and UNIVERSITY BUS STOP. The property comprises of a COMMUNAL LOUNGE, FITTED KITCHEN with APPLIANCES, DOWNSTAIRS CLOAKROOM with W.c., with a MODERN SHOWER ROOM to the FIRST FLOOR. The property also BENEFITS from GAS CENTRAL HEATING, DOUBLE GLAZING and a REAR GARDEN. HIGHLY RECOMMENDED.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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