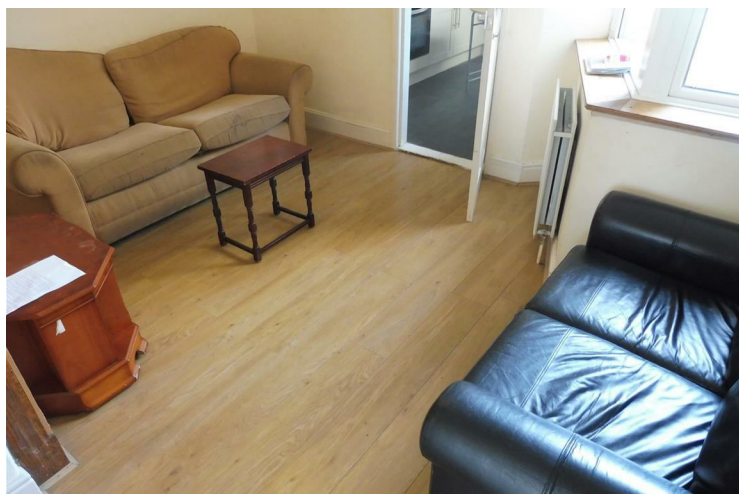
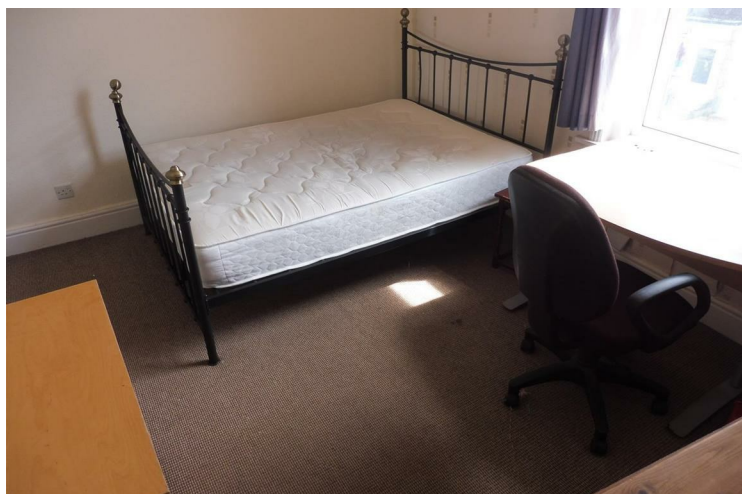





**35 Pretoria Road  
Southsea**

**£2,100 PCM**

STUDENT PROPERTY : 2024/2025: FOUR DOUBLE BEDROOM STUDENT HOUSE with BILLS INCLUDED, located in popular location. This WELL MAINTAINED property comprises of a COMMUNAL LOUNGE, FITTED KITCHEN with WASHING MACHINE, DISHWASHER, FRIDGE/FREEZER, GAS HOB/ELECTRIC OVEN with EXTRACTOR FAN OVER, MODERN BATHROOM with SHOWER, REAR GARDEN and the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 	

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

**Southsea Office Lettings**  
 97 Albert Road  
 Southsea  
 Hampshire  
 PO5 2SG

02392 830888  
 lettings@christieuk.com  
 www.christieuk.com

