



35 RUGBY ROAD

PORTSMOUTH, PO5 1SH

£2,180 PCM

STUDENT PROPERTY - BILLS INCLUDED : FOUR DOUBLE BEDROOM HOUSE, situated CLOSE TO FRATTON TRAIN STATION, CYCLE ROUTE TO PORTSMOUTH UNIVERSITY with ASDA and POMPEY CENTRE NEARBY. The ACCOMMODATION offers an OPEN PLAN KITCHEN/DINER with APPLIANCES, UPSTAIRS BATHROOM with CORNER BATH and SHOWER OVER with an ADDITIONAL W.c., to the GROUND FLOOR, and a LOFT ROOM CURRENTLY USED AS COMMUNAL LOUNGE. This WELL MAINTAINED property has the BENEFIT of GAS CENTRAL HEATING, DOUBLE GLAZING and a PATIO REAR GARDEN with SHED.





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