



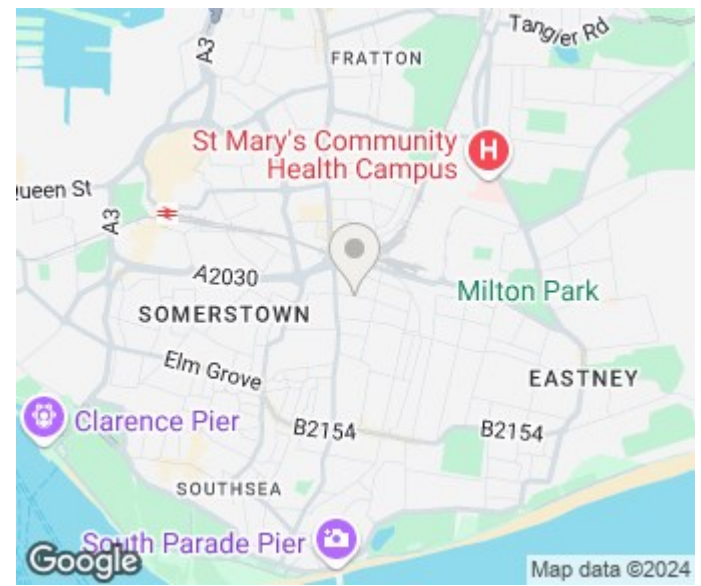
41 MANNERS ROAD


PORTSMOUTH, PO4 0BA

£1,840 PCM

STUDENT PROPERTY : 2025/2026 : SPACIOUS FOUR BEDROOM HOUSE, situated off popular FAWCETT ROAD and CLOSE TO ALBERT ROAD with its ABUNDANCE of BARS, RESTAURANTS and UNIQUE SHOPS. The house comprises of a COMMUNAL LOUNGE, FITTED KITCHEN with APPLIANCES, WALK-IN SHOWER ROOM and 2ND W.c., To the exterior is a LAWNED GARDEN, and the property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, and IKEA FURNITURE HIGHLY RECOMMENDED.





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	62	66
(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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