



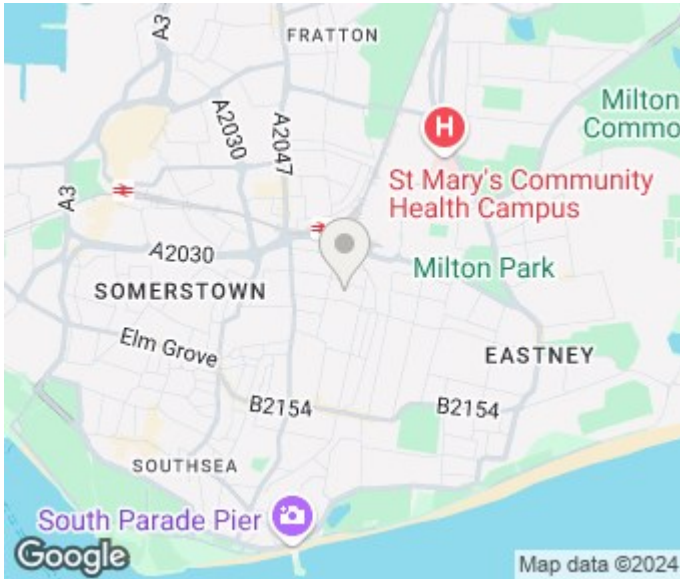
117 MANNERS ROAD

PO4 0BD

£2,000 PCM

STUDENT PROPERTY 2025/26: ** ALL BILLS INCLUDED with VIRGIN SUPERSPEED INTERNET
** FOUR DOUBLE BEDROOM STUDENT HOUSE located in popular location, close to FRATTON
TRAIN STATION. The house comprises of a COMMUNAL LOUNGE, FITTED KITCHEN WITH
APPLIANCES, UPSTAIRS BATHROOM with SHOWER, SEPARATE W.c., and a paved GARDEN.
Also has the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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