



## 9A STAFFORD ROAD

PORTSMOUTH, PO5 2AD

£4,000 PCM

STUDENT PROPERTY : 2025/2026 : \* BILLS INCLUDED\* : SUPERB 5 DOUBLE BEDROOM SEMI-DETACHED HOUSE, SITUATED CLOSE TO THE EVER POPULAR ALBERT ROAD with its ABUNDANCE OF BARS, RESTAURANTS, COFFEE SHOPS and UNIQUE SHOPS. The property BOASTS NETFLIX and 50" 4 K T.V.'s in EVERY ROOM and LOUNGE with VIRGIN BROADBAND. GOOD SIZE COMMUNAL LOUNGE, FITTED KITCHEN with APPLIANCES including 2 FRIDGE/FREEZERS, TWO BATHROOMS and a SEPARATE SHOWER ROOM and has the BENEFIT of GAS CENTRAL HEATING. THIS SPACIOUS HOUSE MUST BE SEEN TO APPRECIATE THE STANDARD OF ACCOMMODATION.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(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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