



TOTAL FLOOR AREA: 771 sq ft (71.5 sq m) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with iMeasure 11/2019

Energy performance certificate (EPC)

80 MANOR ROAD PORTSMOUTH PO1 5LD	Energy rating C	Valid until:	8 October 2030
		Certificate number:	0313-0977-3210-5100-5200

Property type	Mid-terrace house
Total floor area	86 square metres

Rules on letting this property

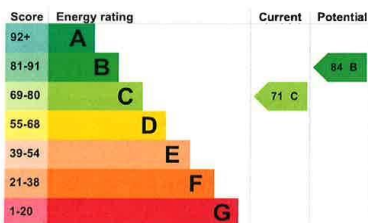
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Wainwright Estates

10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500

Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

80 Manor Road
Portsmouth PO1 5LD

Offers Over: £240,000

DESCRIPTION

Well presented three DOUBLE bedroom terraced house offered with no forward chain. SOUTH facing rear garden! Internally the property offers a bright lounge, separate dining room/reception room, a modern fitted kitchen and ground floor bathroom. Upstairs you will find three bright double bedrooms. Additional benefits include double glazing, gas central heating (boiler 4 years old), epc rating C and council tax band B. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

LOUNGE 10' 5" x 9' 6" (3.17m x 2.89m)

DINING ROOM/RECEPTION ROOM 12' 7" x 10' 5" (3.83m x 3.17m)

KITCHEN 10' 9" x 7' 5" (3.27m x 2.26m)

BATHROOM 7' 8" x 5' 8" (2.34m x 1.73m)

FIRST FLOOR

BEDROOM 1 12' 7" x 11' 5" (3.83m x 3.48m)

BEDROOM 2 10' 6" x 9' 6" (3.20m x 2.89m)



BEDROOM 3 10' 6" x 7' 7" (3.20m x 2.31m)

OUTSIDE

REAR GARDEN

