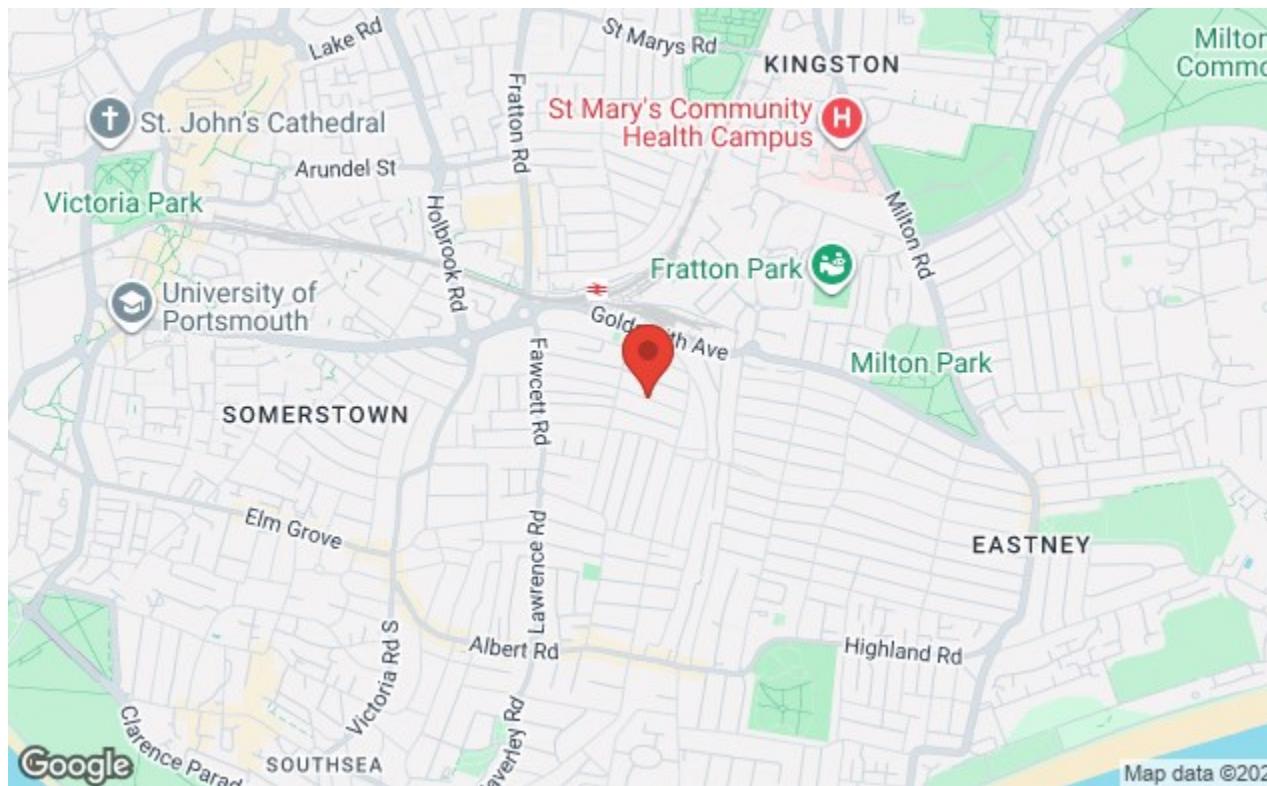


TO  
LET

£1,600 PCM

Manners Road, Portsmouth PO4 0BD

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ STUDENT HOUSE
- ❖ VERY WELL PRESENTED
- ❖ SPACIOUS
- ❖ 4 DOUBLE BEDROOMS
- ❖ FULLY FURNISHED
- ❖ GAS CENTRAL HEATING
- ❖ DOUBLE GLAZING
- ❖ GREAT LOCATION
- ❖ 11 MONTH CONTRACT
- ❖ AVAILABLE FOR AUGUST 2026

We are delighted to offer this minutes from the university bus route and around 20-25 minutes walk from main university campus.

Reserve for August 2026

The property consists of 4 double bedrooms, good sized communal area and large kitchen. The property also has a good sized bathroom. It is very well presented throughout, further benefits include gas central heating and double glazing.

Situated in Manners Road, only 5

Call today to arrange a viewing

02392 864 974

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# PROPERTY INFORMATION

INDESIT

## ENTRANCE

Textured walls and ceiling, radiator, cupboard housing meters, door to rear garden, power points, stairs to first floor and doors leading to:

**BEDROOM ONE**  
13'1" x 13'1" (3.99 x 3.99)  
Textured walls and smooth ceiling, double glazed window to front elevation, radiator, power points, range of built in wardrobes.



## RECEPTION ROOM 1

15'5" x 9'10" MA x (4.70 x 3.00 MA x)  
Textured walls and ceiling, period feature coving, ceiling rose, double glazed bay window to front elevation, gas fireplace, radiator, power points.



## RECEPTION ROOM 2

18'5" x 9'2" MA x (5.61 x 2.79 MA x)  
Smooth walls and textured ceiling, window to side elevation, radiator, power points, built in wardrobes.

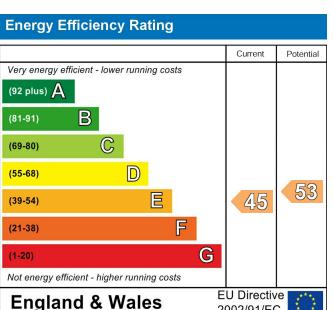
## KITCHEN

12'2" x 9'1" (3.71 x 2.77)  
Textured walls and ceiling, wall mounted boiler, extractor fan, power points, range of wall and base units incorporating space for cooker, fridge-freezer, washing machine, roll edge work surfaces incorporating stainless steel sink bow and drainer, tiled splashbacks, lino flooring, double glazed sliding doors to garden.



## FIRST FLOOR LANDING

Textured walls and ceiling, loft hatch, power points, doors to:



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