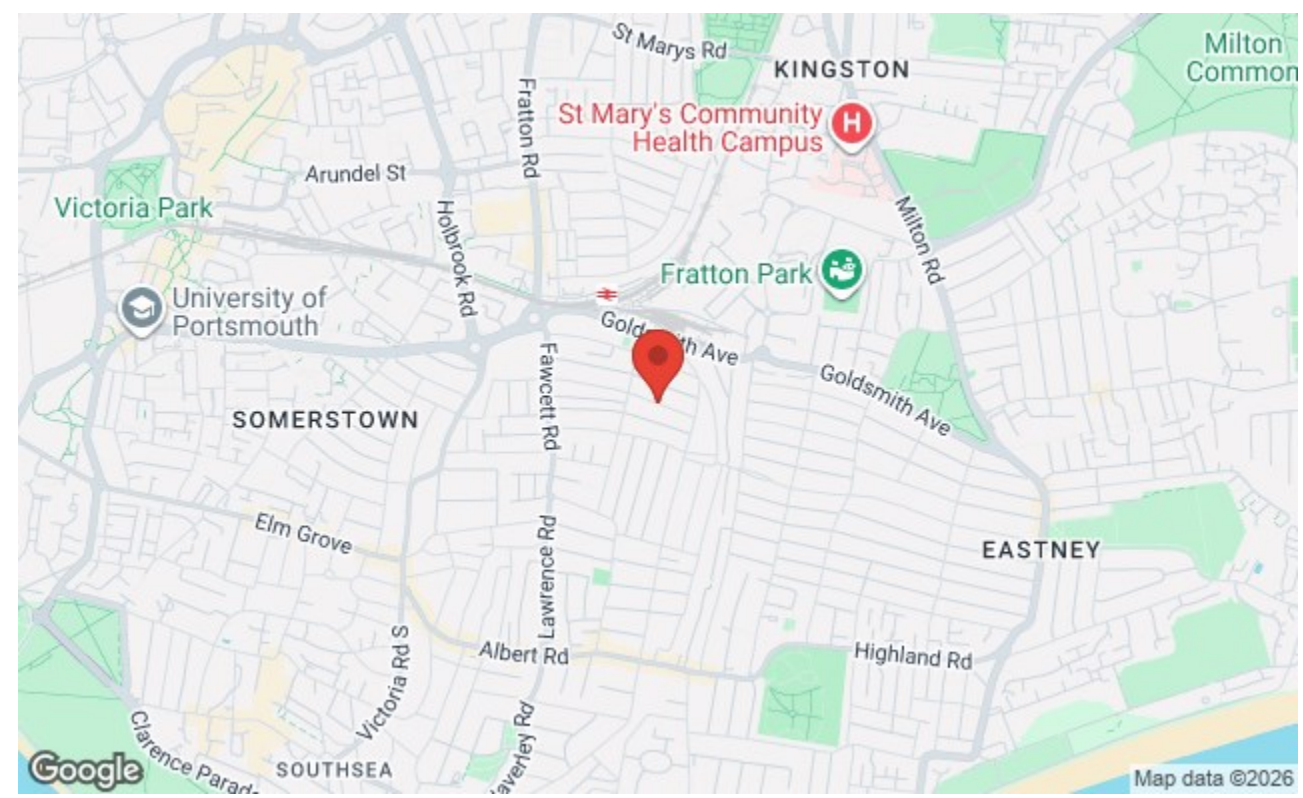


TO LET

£1,600 PCM

Manners Road, Portsmouth PO4 0BD



4 bedrooms, 1 bathroom, 1 living area

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 lovely four bedroom student house, situated in the very popular location of central Southsea.

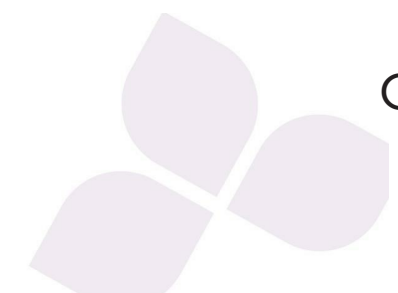
minutes from the university bus route and around 20-25 minutes walk from main university campus.

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
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE

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

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, under stairs storage cupboard,

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:

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.

BATHROOM

Tiled surround, textured ceiling, window to rear elevation, panel enclosed bath, low level flush WC, pedestal hand wash basin, laminate flooring.

BEDROOM THREE

12'0" x 6'3" (3.66 x 1.91)

Textured walls and ceiling, double glazed window to side elevation, radiator, power points, built in wardrobes.

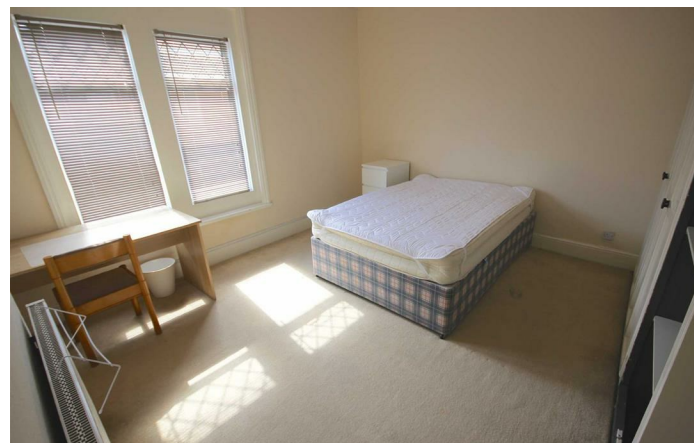
BEDROOM TWO

9'2" x 12'10" (2.79 x 3.91)

Textured walls and ceiling, double glazed window to rear elevation, radiator, power points.

REAR GARDEN

Wall enclosed rear garden, patio area, stepping stones, shrub borders.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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