



**59 EDMUND ROAD**


**PO4 0HZ**

**£1,700 PCM**

STUDENT PROPERTY : 2026/2027 : A WELL MAINTAINED FOUR BEDROOM MID TERRACE HOUSE, situated close to HIGHLAND/ALBERT ROAD with it's ABUNDANCE of BARS, RESTAURANTS and UNIQUE SHOPS. The property comprises of a COMMUNAL LOUNGE, FITTED KITCHEN with APPLIANCES, DOWNSTAIRS MODERN BATHROOM with MIXER TAP SHOWER and the BENEFIT of GAS CENTRAL HEATING, DOUBLE GLAZING and a REAR GARDEN. HIGHLY RECOMMENDED.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			83
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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