



## 89 MANNERS ROAD

SOUTHSEA, PO4 0BD

£2,250 PCM

STUDENT PROPERTY FOR 2026/2027 : A SPACIOUS FIVE DOUBLE BEDROOM STUDENT HOUSE, comprising of a COMMUNAL LOUNGE, FITTED KITCHEN with APPLIANCES, UTILITY AREA, DOWNSTAIRS SHOWER ROOM, 2nd W.C., UPSTAIRS SHOWER ROOM, and has the BENEFIT of GAS CENTRAL HEATING, DOUBLE GLAZING and BASEMENT AREA suitable for STORAGE, LAWNED GARDEN and close to FREE UNIVERSITY BUS. VIEWING 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>		<b>85</b>
(55-68) <b>D</b>	<b>69</b>	
(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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