



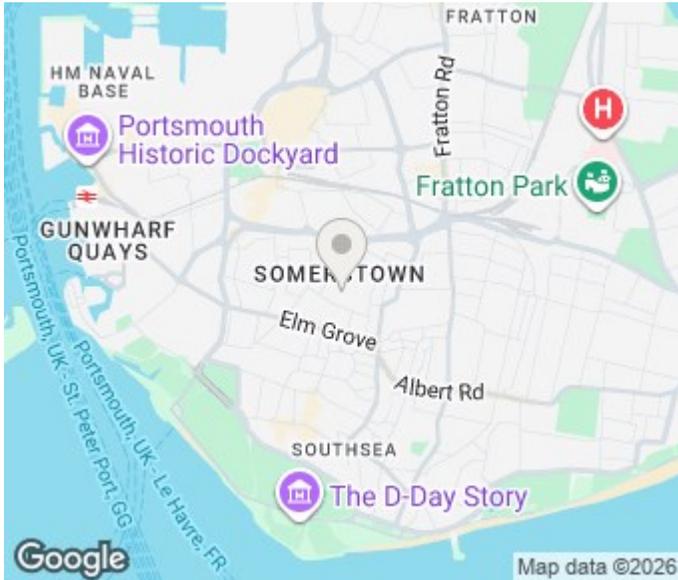
36 MARGATE ROAD

SOUTHSEA, PO5 1EZ

£1,840 PCM

STUDENT PROPERTY 2026/2027 : FOUR DOUBLE BEDROOM HOUSE, situated close to the UNIVERSITY. This WELL MAINTAINED house comprises of a COMMUNAL LOUNGE. FITTED KITCHEN with ELECTRIC COOKER, FRIDGE/FREEZER, WASHING MACHINE, TUMBLE DRYER and MICROWAVE. MODERN BATHROOM with SHOWER, REAR GARDEN and the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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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