



**47 Lincoln Road, Portsmouth, PO1 5BG**

**£1,350 Per month**

- Student Let Only
- Monthly Rent - £1,350.00 PCM (£337.50 per person PCM)
- Available Date - 1st September 2025
- Bills - Exclusive of bills. (Utility bills packages can be arranged, please ask for more details).
- Guarantor - All students must provide a UK guarantor\*
- 4 Bedroom Property
- Deposit - £1,557.00
- Contract Length - 11 months
- Council Tax - Students are exempt for paying council tax.

# 47 Lincoln Road, Portsmouth PO1 5BG

| \*\*\* STUDENT PROPERTY AVAILABLE FROM 01/09/2025 \*\*\* | \*\*\* FULLY FURNISHED \*\*\* | \*\*\*  
TENANCY UNTIL 31/07/2026 \*\*\* | \*\*\* FREE UNI BUS NEARBY \*\*\* | \*\*\* EPC BAND: D \*\*\* |



Council Tax Band: B



## Property Description

**\*\*Student Let – Four Bedroom House Available\*\***

We are delighted to offer this spacious and well-maintained four-bedroom student house, perfect for group living. The property features generously sized double bedrooms, providing ample space for studying and relaxation. A good-sized lounge offers a comfortable area to unwind.

The fitted kitchen comes with essential appliances, ensuring you have everything you need for daily living. The bathroom suite includes a newly fitted shower, and a convenient W/C is located on the ground floor.

Additionally, the property boasts a large, easy-to-maintain garden to the rear – perfect for outdoor activities or simply enjoying the fresh air.

Ideal for students seeking a comfortable, well-equipped home. Don't miss out on this fantastic opportunity!

Tenancy Information:

Monthly Rent - £1,350.00 PCM

Deposit - £1,350.00

Available Date - 1st September 2025

Contract Length - 11 Month Contract.

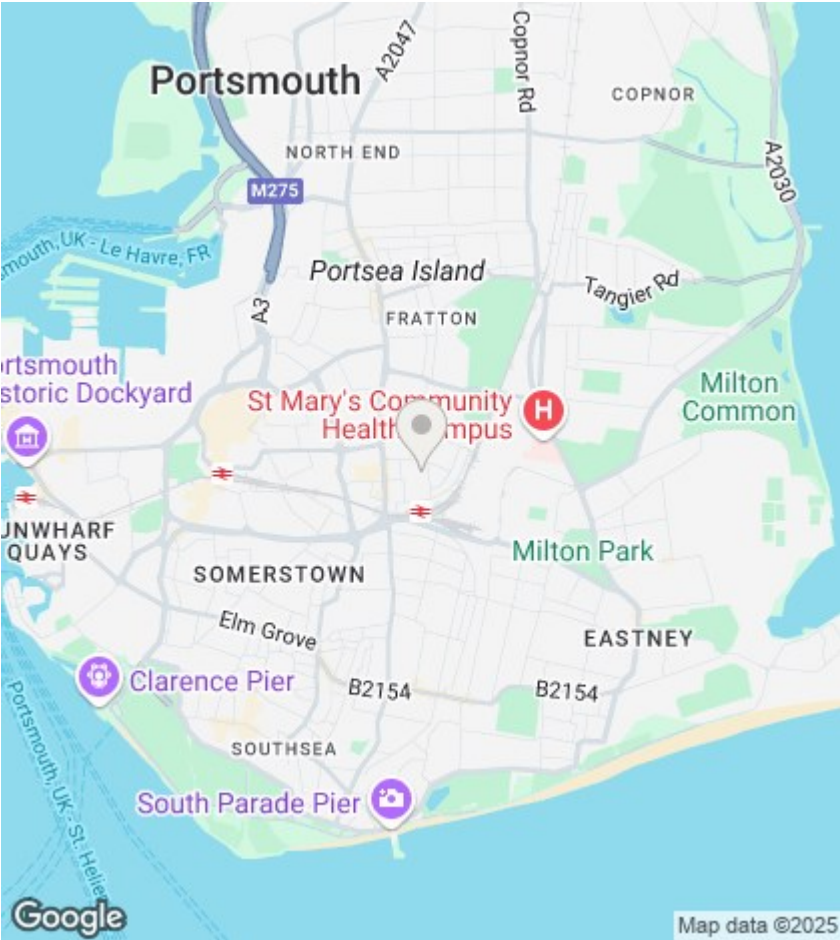
Bills - Exclusive of bills. (Utility bills packages can be arranged, please ask for more details).

Council Tax - Students are exempt for paying council tax.

Guarantor - All students must provide a UK guarantor, there are some alternatives if you are an overseas student, so please contact us to discuss!

TO RESERVE - Please give us a call and we will be more than happy to walk you through the process.

VIEWINGS - Book a viewing 10am - 4pm, Monday-Friday!



Directions

Viewings

Viewings by arrangement only. Call 02380 015013 to make an appointment.

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC