

bushnell porter



Fawcett Road

Southsea PO4 0DW



- Front aspect lounge
- Rear dining room
- Panel effect design rear aspect kitchen
- White three piece upstairs shower room
- Two bedrooms
- Gas central heating & double glazing
- Enclosed westerly split level patio garden
- No forward chain
- Close to Fratton Station and shops

Independent Estate Agents

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A two bedroom mid terrace house with lounge, dining room, gas central heating, double glazing and a westerly facing split level rear garden situated close to Fratton Station and local shops.

ACCOMODATION

LOUNGE 12ft (3.66m) x 10ft (3.03m) reducing to 8ft 1 (2.47m) Easterly facing front aspect room via Georgian style double glazed front door with frosted fanlight over, adjacent double glazed window, panel radiator, high level gas meter and cupboard housing electric meter and fuses, under stairs recess, plain plastered ceiling with inset spotlights, recess with stairs rising to first floor with brushed steel banister, panel effect door to dining room.

DINING ROOM 12ft (3.66m) x 9ft 10 (2.99m) reducing to 8ft 5 (2.58m) under stairs recess, rear aspect room overlooking kitchen, panel radiator, plain plastered ceiling with inset ceiling spot lights, dining room opening on to kitchen.

KITCHEN 10ft 6 (3.20m) x 9ft 8 (2.96m) reducing to 8ft 6 (2.59m) westerly facing rear aspect room, double glazed door and window to rear garden, Wood grain panel effect design units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome swan neck monobloc mixer tap over, white work surfaces with tiled splash back, range of storage cupboards and drawers under, further range of matching eye level storage cupboards, space for washing machine, space for slim line dishwasher, built in brushed steel electric oven with four ring gas hob and brushed steel cooker hood over, space for free standing fridge\freezer, wall mounted boiler, floor tiles, coved and plain plastered ceiling with inset spotlights, extractor fan.

FIRST FLOOR LANDING access to roof space, contemporary style panel effect doors to all rooms with chrome furniture.

BEDROOM 1 12ft (3.66m) x 8ft 9 (2.68m) reducing to 8ft 8 (2.65m) easterly facing front aspect room via double glazed window, panel radiator, plane plastered ceiling.

BEDROOM 2 8ft 7 (2.62m) x 7ft 1 (2.16m) reducing to 6ft 10 (2.08m) plus recess, westerly facing rear aspect room via double glazed window overlooking rear gardens, panel radiator, plane plastered ceiling.

SHOWER ROOM White three piece suite comprising a corner shower cubical with chrome shower mixer, separate hand held shower head, principle sunflower shower head over tiled surround and glazed door/screen. Close coupled w.c., with concealed cistern, rectangular wash hand basin with chrome monobloc mixer taps and tiled splash back, grey storage cupboard below with brushed steel furniture, chrome towel rail\radiator, plane plastered ceiling, inset ceiling spot lights, westerly facing rear aspect double glazed window.

OUTSIDE to the rear of the property there is an enclosed split level westerly facing easterly facing garden.

AGENTS NOTES – All measurements are approximate due to irregular shapes of all the rooms. The property has recently undergone a programme of improvement.

FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band TBC - £TBC (2024/2025)

PERMIT PARKING ZONE – MC - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

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The Floor Plan is For Guidance Only And is Not To Scale All Rooms Are Irregular Shapes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

