

bushnell porter



Dover Road

Baffins Portsmouth PO3 6JU



- Entrance hall
- Front aspect lounge with bay window and period fireplace
- Dining room
- Azure blue high gloss kitchen
- Three piece downstairs shower room
- Lean to
- Three first floor bedrooms
- First floor shower room
- Loft area
- Gas heating and double glazing
- Enclosed westerly facing rear garden
- Period features

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A three bedroom two reception room single bay and forecourt house with loft area, two shower rooms and a westerly facing rear garden.

ACCOMMODATION

ENTRANCE HALL via wood grain part panelled part frosted leadlight double glazed front door, frosted fanlight over, adjacent frosted double glazed window, stairs rising to first floor with wrought iron railings, carved newel post, panelled radiator, understairs storage area with gas and electric meters, period coving, picture rail and decorative ceiling rose, period panelled door to lounge and dining room, sliding frosted glazed door to kitchen.

LOUNGE 12ft (3.65m) x 12ft 6 (3.82m) plus deep front aspect double glazed square bay window approximately 6ft 8 (2.04m) x 2ft 9 (0.84m), double glazed windows with bespoke shutters, panelled radiator, chimney breast with period marble mantle and surround, further panelled radiator, period skirting boards, dado rail, picture rail, coving and decorative ceiling rose, folding frosted glazed doors leading through to dining room.

DINING ROOM 16ft 5 (5.01m) max. x 9ft 6 (2.90m) reducing to 6ft 7 (2.01m) (measurements approximate due to irregular shape of room), feature marble fireplace with marble mantle and surround, panelled radiator, bi-fold glazed door to kitchen, panelled period style door to entrance hall, period picture rail and ceiling coving and decorative ceiling rose, period leadlight coloured glazed rear aspect windows with matching French doors leading through to lean to.

LEAN TO 11ft 4 (3.47m) max. x 6ft 5 (1.97m) max. Westerly facing rear aspect room via double glazed door with adjacent double glazed window, double glazed sloping polycarbonate roof, panelled radiator, space for washing machine.

KITCHEN 10ft 6 (3.21m) x 8ft 8 (2.66m) high gloss azure blue kitchen units with chrome furniture, ceramic single bowl single drainer inset sink unit with chrome monobloc mixer tap over with spray and jet head, flecked granite effect work surfaces with brushed steel effect splashback, range of storage cupboards including pan drawers under work surfaces, range of matching eyelevel storage cupboards with under and over pelmets, under pelmet lighting, integrated dishwasher, further built-in larder unit with pull-out shelves, double electric oven and eyelevel grill, plain plastered ceiling with inset ceiling spotlights, brushed steel effect power and light fittings, door leading through to ground floor shower room.

GROUND FLOOR SHOWER ROOM 8ft (2.42m) x 6ft 9 (2.05m) side aspect room via frosted double glazed window with adjacent part panelled part frosted double glazed door to rear garden, corner shower cubicle with two splashback walls, sliding glazed door/screen, chrome thermostatically controlled shower mixer with separate handheld shower head, principle sunflower shower head over, ceramic wash hand basin with chrome monobloc waterfall mixer tap, grey high gloss storage drawers below with chrome furniture, panelled radiator, period panelled door leading through to separate wc comprising close coupled suite, wall light point, frosted rear aspect double glazed window.

FIRST FLOOR LANDING with period panelled doors to all bedrooms, frosted bi-fold door to bathroom, staircase rising to loft area, period skirting boards, dado rail and picture rail.

BEDROOM 1 11ft 10 (3.62m) x 9ft 9 (2.97m) (measurements taken to built-in wardrobes), easterly facing front aspect room via double glazed windows, his and hers built-in double wardrobes with mirror fronted doors concealing hanging rail and storage shelf space, panelled radiator, period skirting boards, dado rail and picture rail.

BEDROOM 2 13ft 10 (4.23m) x 9ft 7 (2.93m) corner chimney breast with period cast iron mantle with decorative surround, cast iron grate, panelled radiator, double glazed westerly facing rear aspect window overlooking rear gardens and railway line, period skirting boards, dado rail and picture rail.

BEDROOM 3 10ft 7 (3.23m) x 8ft 9 (2.68m) westerly facing rear aspect room via double glazed window overlooking rear gardens and railway line, period skirting boards, dado rail and picture rail, panelled radiator.

FIRST FLOOR SHOWER ROOM 5ft 8 (1.74m) x 5ft (1.52m) frosted front aspect easterly facing room via double glazed window, walk-in shower with glazed screen part folding with chrome shower mixer, separate handheld shower head, principle monsoon shower head over, wall mounted wash hand basin with chrome monobloc waterfall tap, close coupled wc, chrome towel rail/radiator, stone effect tiling to all walls.

LOFT AREA LANDING double glazed rear aspect window overlooking rear garden and railway line, eaves storage cupboard.

LOFT AREA 15ft 7 (4.76m) x 11ft 4 (3.47m) (restrictive head height due to sloping ceilings) front aspect double glazed dormer window, rear aspect double glazed skylight window, panelled radiator, under eaves storage cupboard.

OUTSIDE to the front of the property there is a tiled forecourt approach with retaining brick wall, metal gate, to the rear of the property there is an enclosed westerly facing split level decked and lawned rear garden, main composite decked area with outside light, railings and step leading down to central lawned garden area, side storage area, main lawn with raised flower borders with mature flowers and shrubs, steps rising to raised decked area, space for shed, shingle area.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate size, layout and features that this three bedroom two reception room east/west orientation family home has to offer.

COUNCIL TAX – Portsmouth City Council – Band ‘C’ - £1,844.85 (2024/2025)

FREEHOLD

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

