

bushnell porter



Ringwood Road Eastney Southsea PO4 9JL



- Entrance Hall
- Front westerly aspect lounge
- Rear aspect easterly dining room
- Cottage style kitchen
- White three piece upstairs bathroom
- Three bedrooms
- Gas central heating & double glazing
- Enclosed easterly facing garden
- Situated close to Bransbury Park and Eastney Road shops
- No forward chain

Independent Estate Agents

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A three bedroom mid terrace house with two reception rooms, upstairs bathroom, gas central heating, double glazing and an enclosed rear garden situated close to Bransbury Park and Eastney Road shops.

ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, stairs rising to first floor with natural wood banister, laminate wood grain effect flooring throughout, natural wood skirting boards and architraves, period style panelled doors to lounge and dining room, period style ceiling coving, panelled radiator, understairs cloaks area, gas and electric meters and fuses.

LOUNGE 10ft 7 (3.22m) x 10ft (3.05m) plus front aspect double glazed westerly facing bay window, central chimney breast, either side of chimney breast built-in book shelves with storage cupboards below, panelled radiator, television point, period style ceiling coving and decorative ceiling rose, plain plastered ceiling.

KITCHEN 10ft 1 (3.07m) x 7ft 8 (2.34m) kitchen comprising white panel effect cottage style units, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, wood block effect work surfaces with stone and mosaic tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for dishwasher, built-in brushed steel electric oven, four ring electric hob with brushed steel and glass cooker hood over, space for freestanding fridge/freezer, wood laminate flooring, rear aspect double glazed window.

DINING ROOM 15ft 4 (4.68m) x 8ft 10 (2.70m) easterly facing rear aspect room via double glazed French doors opening out onto easterly facing rear garden, double glazed fanlight over, panelled radiator, wood laminate flooring, period style panelled door concealing utility cupboard with wall mounted boiler.

FIRST FLOOR GALLERIED LANDING with natural wood banister, carved spindles and newel post, natural wood period panelled doors to all rooms, natural wood skirting boards and architrave, access to roof space.

BEDROOM 1 13ft 1 (3.99m) x 10ft 7 (3.24m) westerly facing front aspect room via double glazed window, central chimney breast, panelled radiator.

BEDROOM 2 10ft 3 (3.12m) x 7ft 8 (2.36m) easterly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

BEDROOM 3 9ft (2.75m) x 6ft 8 (2.05m) easterly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, deep entrance recess.

BATHROOM 5ft 6 (1.68m) x 6ft (1.83m) side aspect room via frosted double glazed window, white three piece suite comprising tongue and groove panel enclosed bath, tiled surround, chrome bath taps, electric shower mixer over, glazed folding door/screen, wall mounted wash hand basin with chrome taps storage cupboard below, closed coupled w.c., tiling to all walls to dado level, extractor fan.

OUTSIDE to the front of the property there is a forecourt approach, to the rear there is an enclosed split level easterly facing rear garden with side storage area.

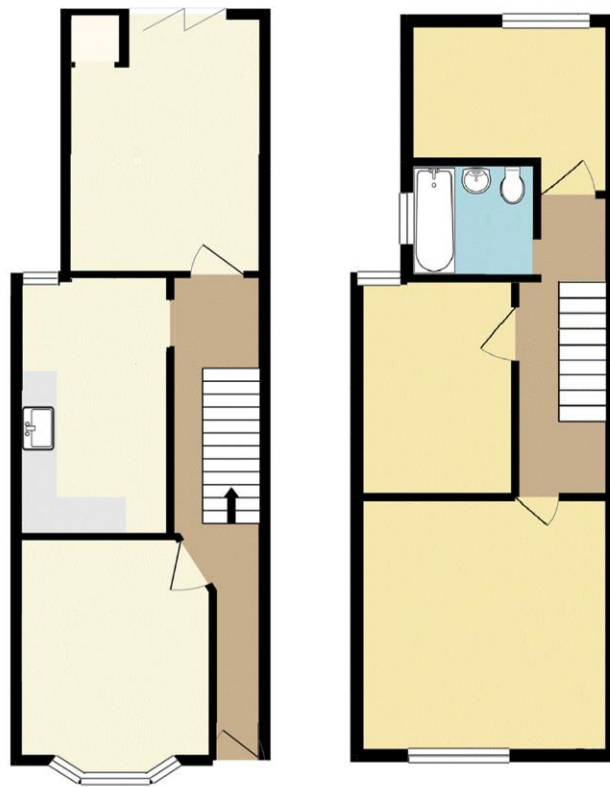
FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band C - £1,844.85 (2024/2025)

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

