

bushnell porter



Goodwood Road Southsea PO5 1NW



- Entrance Hall
- Front westerly aspect lounge
- Rear aspect dining room
- White high gloss side aspect kitchen
- White three piece upstairs bathroom suite with jet shower
- Two bedrooms
- Gas central heating & double glazing
- Enclosed easterly facing garden
- Situated just north of Albert Road
- No forward chain
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Independent Estate Agents

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A two bedroom mid terrace house with two reception rooms, upstairs bathroom, gas central heating, double glazing and an enclosed rear garden situated just north of Albert Road.

ENTRANCE HALL via wood grain effect double glazed door with double glazed inserts frosted fan light over, contemporary style radiator, high-level cupboard housing electric meters and fuses, wood grain effect flooring throughout entrance hall and leading into dining room and kitchen, brushed steel light point.

LOUNGE 10ft 6 (3.20m) x 9ft 10 (3.01m) westerly facing front aspect room via double glazed window, contemporary style vertical radiator, gas meter, brushed steel power and light points, period ceiling coving, panel effect door to entrance hall with brushed steel effect furniture.

DINING ROOM 13ft 1 (4.01m) x 10ft 6 (3.20m) easterly facing rear aspect room via double glazed door overlooking side storage area, stairs rising to first floor with understairs area, entrance leading through to kitchen, contemporary style vertical radiator, brushed steel power and light points.

KITCHEN 10ft (3.07m) x 8ft (2.45m) side aspect room via double glazed window. Kitchen comprising White high gloss units, one and a half bowl resin inset sink unit with brushed steel mixer tap, granite effect work surfaces with matching splash back, range of storage cupboards and drawers under, space for washing machine, space for dish washer, built-in electric cooker, four ring gas hob over with feature glass splashback, cooker hood, space for free standing fridge\freezer, wall mounted boiler, brushed steel effect power and light fittings, contemporary style vertical radiator, pantry with rear aspect window and shelving.

FIRST FLOOR LANDING access to roof space, panel effect doors to all rooms with brushed steel effect furniture.

BEDROOM 1 13ft 2 (4.02m) x 10ft 7 (3.23m) westerly facing front aspect room via double glazed window, panel radiator, brushed steel effect power and light fittings.

BEDROOM 2 10ft 6 (3.22m) max' reducing to 9ft 3 (2.83m) x 8ft 4 (2.54m) easterly facing rear aspect room via double glazed window overlooking rear gardens, panel radiator, brushed steel effect power and light fittings, built-in storage cupboard via panelled door..

BATHROOM 8ft (2.45m) x 8ft (2.45m) White three piece suite comprising "P" shaped panel enclosed bath curved glazed screen, with chrome waterfall mixer taps, contemporary "Jet" body and head shower unit with separate hand held shower head, stone effect tiled surround, close coupled w.c., oval counter top wash hand basin with chrome waterfall mixer tap, wood block work surface and matching window sill, white high gloss storage cupboards below sink and work surface, chrome towel rail\radiator, vinyl flooring, frosted rear aspect easterly facing double glazed window, built-in storage cupboard.

OUTSIDE to the rear of the property there is an enclosed artificially lawned easterly facing garden approx.' 14ft 8 (4.48m) x 13ft 9 (4.20m) plus side storage area.

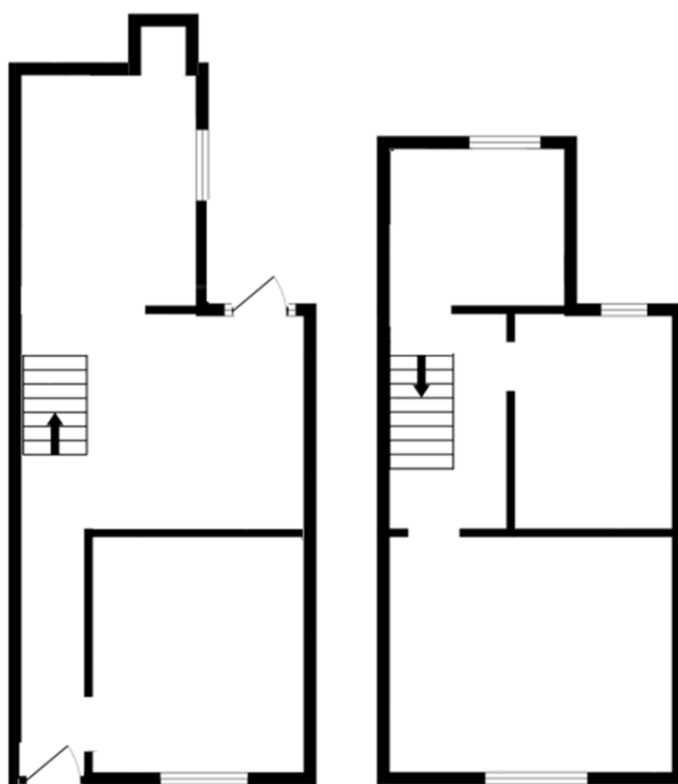
FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 (2024/2025)

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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		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

