

bushnell porter



Magdalen Road Portsmouth PO2 9HT



- Entrance hall
- Front aspect dining room with open fire
- Rear aspect lounge with feature log burning stove
- White high gloss kitchen
- Conservatory
- Ground floor wc
- Three bedrooms
- White three piece upstairs bathroom suite
- Gas heating and double glazing
- Southerly rear garden
- Garage in nearby block
- Period features
- Solar panels

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A three bedroom two reception room double bay and forecourt house with period features, southerly aspect rear garden and garage in nearby block.

ACCOMMODATION

STORM PORCH via double glazed French doors, tiled flooring, period part panelled part frosted single glazed front door opening onto entrance hall with frosted leadlight period coloured glazed windows and matching fanlight over.

ENTRANCE HALL stairs rising to first floor with banister, carved spindles and newel post, radiator, period dado rail and picture rail, period natural wood panelled doors to lounge and dining room, understairs cloaks area, cupboard housing gas and electric meters and fuses, solar panel.

DINING ROOM 11ft 1 (3.38m) x 11ft 7 (3.54m) plus front aspect double glazed bay window approximately 8ft 4 (2.55m) x 2ft (0.62m) corner fireplace with period tiled mantle and surround, tiled back and hearth (we are advised by the vendor that this fireplace is open), radiator, period skirting boards and picture rail, plain plastered ceiling.

LOUNGE 14ft 5 (4.39m) x 10ft 9 (3.29m) central chimney breast with floating wooden mantle, feature log burning stove with slate hearth, adjacent period glazed eyelevel display cupboard, radiator, two wall light points, period skirting boards, picture rail, plain plastered ceiling, double glazed French doors with adjacent double glazed window opening into conservatory.

CONSERVATORY 9ft 5 (2.88m) x 8ft 5 (2.58m) plus recess with double glazed door leading to kitchen, recess for American style fridge/freezer, southerly rear aspect room via double glazed windows with adjacent double glazed French doors leading out onto southerly rear garden, tiled flooring, wall mounted electric heater, double glazed polycarbonate sloping roof, natural wood panelled door to ground floor wc.

GROUND FLOOR WC comprising close coupled suite, frosted double glazed rear aspect window, tiling to all walls from floor to ceiling, tiled flooring.

KITCHEN 14ft 5 (4.41m) x 7ft (2.12m) reducing to 5ft 9 (1.77m) rear aspect room via double glazed door leading into conservatory and southerly rear garden, double glazed skylight window, kitchen comprising white high gloss units with brushed steel furniture, resin single bowl single drainer inset sink unit with chrome monobloc swan neck mixer tap over, granite effect roll edge work surfaces with black bevel edge tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, integrated fridge/freezer, space for washing machine, space for slimline dishwasher, four ring electric hob with brushed steel and glass cooker hood over, eyelevel microwave and electric oven, radiator, tile effect vinyl flooring.

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

BEDROOM 1 14ft 2 (4.33m) x 10ft 10 (3.32m) reducing to 8ft 10 (2.71m) front aspect room via double glazed window, built-in triple wardrobes via mirror fronted sliding doors concealing hanging rail and storage shelf space, radiator, period skirting board, picture rail, plain plastered ceiling.

BEDROOM 2 12ft 5 (3.80m) x 10ft (3.04m) reducing to 8ft 10 (2.70m) southerly rear aspect room via double glazed picture window overlooking rear gardens, central chimney breast, either side built-in wardrobe and storage cupboard, cupboard housing boiler, radiator, period skirting boards, picture rail.

BEDROOM 3 8ft 7 (2.62m) x 6ft (1.80m) front aspect room via double glazed window, radiator, period skirting boards and picture rail.

BATHROOM 5ft 7 (1.70m) x 5ft 6 (1.67m) rear aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer, close coupled wc., pedestal wash hand basin with chrome taps and tiled splashback, radiator, vinyl flooring.

OUTSIDE to the front of the property there is a forecourt approach with retaining brick wall and gate, to the rear of the property there is an enclosed southerly aspect rear garden approximately 45ft 3 (13.8m) x 17ft 10 (5.45m) main central circular paved patio area with flagstone paving slabs and pathway, flower borders with mature flowers and shrubs, outside tap, rear covered gazebo seating area.

SINGLE GARAGE 17ft 8 x 9ft 2 this single garage via up and over door, is in a nearby block and owned and allocated to the property with access off of Northern Parade.

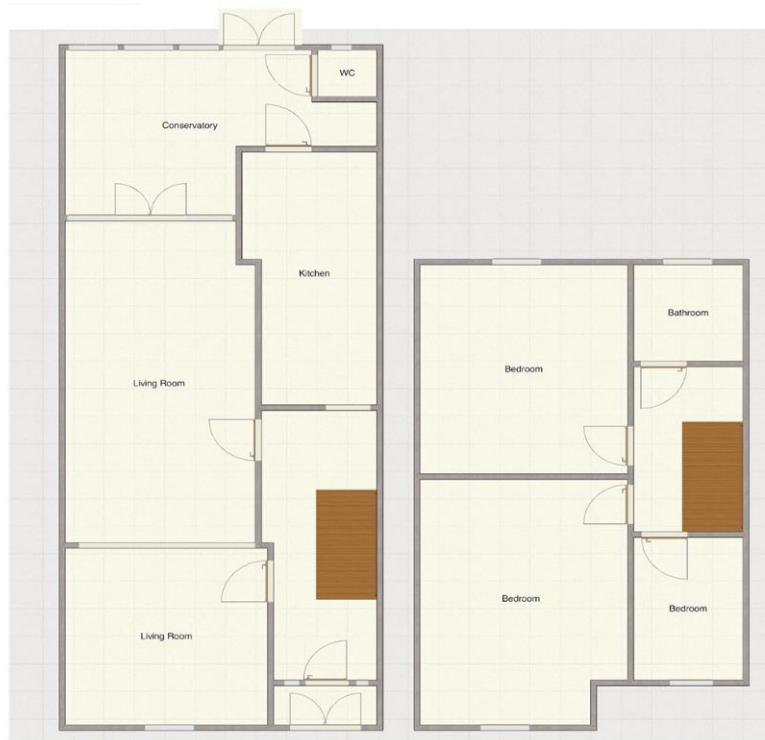
NB AGENTS NOTES: The vendor has advised us that they own the solar panels on the roof.

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

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



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		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

