

bushnell porter



Bramble Road Southsea PO4 0DT



- L-shaped entrance hall
- Front aspect lounge
- Side aspect dining room
- Kitchen/breakfast room
- Wood grain panel effect kitchen
- Three bedrooms
- White three piece first floor bathroom suite
- Gas central heating and double glazing
- Enclosed rear garden

Independent Estate Agents

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A three bedroom two reception room corner house with feature split level first floor landing.

ACCOMMODATION

L-SHAPED ENTRANCE HALL via part panelled part frosted leadlight period style front door with single glazed fanlight over, staircase rising to first floor with banister, carved spindles and newel posts, panelled radiator, cupboard housing gas meter via natural wood tongue and groove door, further cupboard housing electric meter and fuses, telephone point, period skirting boards and dado rail, wood grain natural wood period style panelled doors to all rooms, central heating room thermostat.

LOUNGE 13ft 3 (4.04m) x 11ft (3.33m) southerly front aspect room via double glazed window, central chimney breast with wooden mantle, period style cast iron back and grate, tiled hearth, panelled radiator, television point, period style skirting boards, picture rail, coving and ceiling rose.

DINING ROOM 10ft 1 (3.08m) x 7ft 3 (2.21m) easterly facing side aspect room via double glazed window, panelled radiator, period style skirting boards, dado rail, picture rail and part ceiling coving, period style natural wood panelled door leading to storage cupboard.

STORAGE CUPBOARD 10ft 1 (3.08m) x 3ft 2 (0.96m) (this cupboard has been created by dividing the original dining room and could be returned to one room).

KITCHEN/BREAKFAST ROOM 20ft 1 (6.13m) x 8ft 3 (2.52m) dual side and rear aspect room, to the side easterly facing double glazed windows, to the rear double glazed French doors opening out onto split level rear garden, kitchen comprising wood grain panel effect units with antique effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, two frosted glazed display eyelevel cupboards with glass shelving, built-in brushed steel electric oven with four ring gas hob and integrated cooker hood over, space for washing machine, space for dishwasher, space for freestanding fridge/freezer, larder cupboard housing boiler, tile effect flooring two wall light points.

FIRST FLOOR SPLIT LEVEL FEATURE LANDING with banister, carved spindles and newel posts, easterly facing side aspect double glazed window, access to roof space via pull-down ladder (loft is boarded), period style skirting boards, dado rail.

BEDROOM 1 13ft 3 (4.04m) reducing to 12ft 5 (3.78m) x 10ft 10 (3.32m) southerly front aspect room via double glazed window, panelled radiator, period style built-in wardrobe via natural wood panelled door.

BEDROOM 2 10ft (3.05m) x 7ft 3 (2.22m) easterly facing side aspect room via double glazed window, panelled radiator.

BATHROOM 10ft 4 (3.15m) reducing to 5ft 2 (1.58m) x 5ft 6 (1.69m) reducing to 3ft 2 L-shaped bathroom comprising white three piece suite, panel enclosed bath with tiled surround and decorative dado tile, chrome bath/shower mixer, glazed screen, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, tiled splashback with decorative dado tile, white high gloss storage cupboard below with chrome furniture, close coupled wc with concealed cistern, granite effect work surfaces over, matching storage shelves, tiling to all walls from floor to ceiling with decorative tile and inset tiles, chrome towel rail/radiator, wood grain effect flooring, frosted rear aspect double glazed window.

BEDROOM 3 8ft 4 (2.56m) x 8ft 1 (2.48m) reducing to 7ft 5 (2.28m) plus entrance recess, rear aspect room via double glazed window, panelled radiator.

OUTSIDE to the rear of the property there is an enclosed split level concrete and paved rear garden approximately 19ft 2 (5.86m) x 13ft 8 (4.18m) plus side storage area with outside tap, side aspect double wooden doors opening onto Ventnor Road, raised paved patio with flower borders with mature flowers and shrubs.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate this three bedroom two reception room corner property.

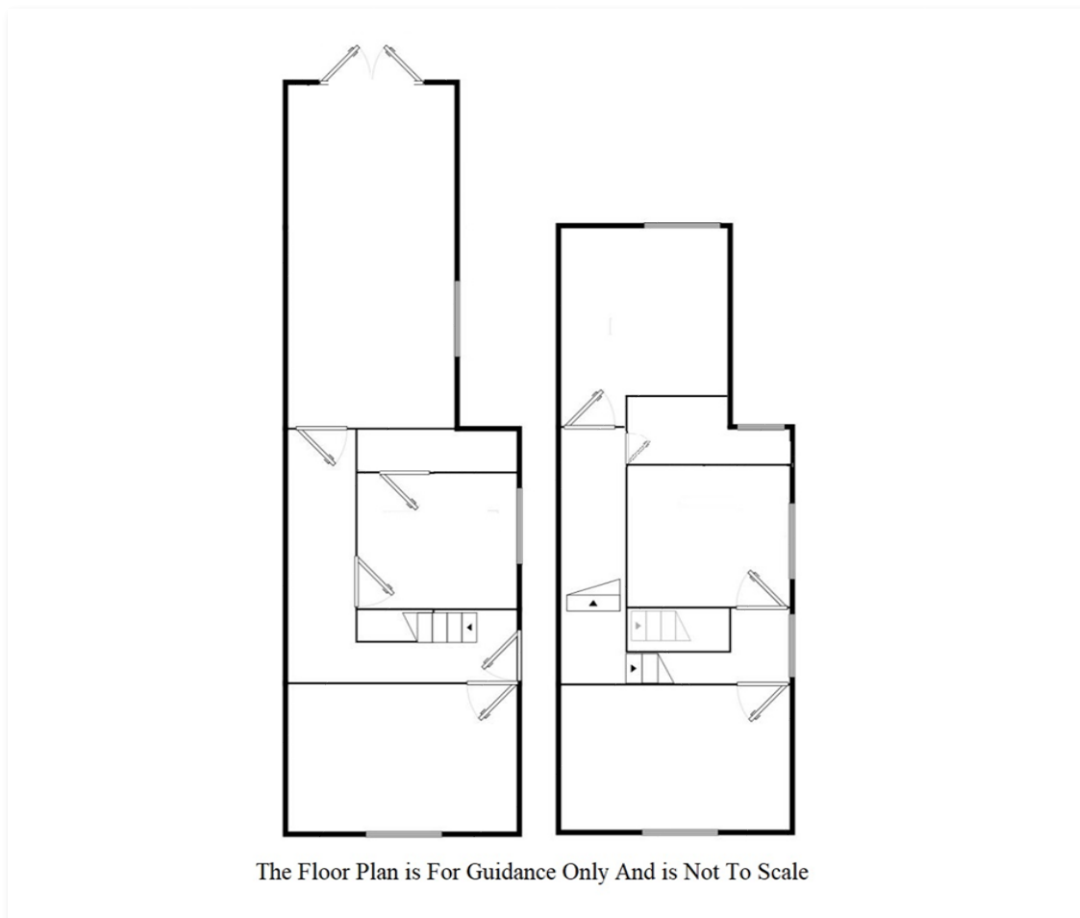
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COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 (2024/2025)

FREEHOLD

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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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

