

# bushnell porter



**Lidiard Gardens  
Henderson Road  
Eastney PO4 9LE**



- Entrance hall
- Ground floor wc
- Panel effect Oak wood grain kitchen
- Lounge
- Double glazed conservatory
- Three bedrooms
- First floor shower room
- Enclosed westerly facing rear garden
- Blocked paved driveway leading to integral garage
- Gas central heating and double glazing
- No forward chain
- Cul-de-sac location

Independent Estate Agents

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**A three bedroom semi-detached house on a corner plot, coming to the market for the first time since new which has the benefit of a conservatory, driveway, integral garage and offered for sale with no forward chain.**

## **ACCOMMODATION**

**ENTRANCE HALL** via part panelled part frosted double glazed front door, doors to all rooms, stairs rising to first floor, radiator.

**GROUND FLOOR WC** white two piece suite comprising close coupled wc, white corner wall mounted wash hand basin with chrome taps and tiled splashback, panelled radiator, front aspect frosted double glazed window, electrical trip switches.

**KITCHEN** 11ft 8 (3.57m) x 6ft 7 (2.02m) dual side aspect room with easterly and southerly aspect double glazed windows, kitchen comprising Oak panel effect units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome mixer tap over, granite effect roll edge work surfaces with tiled splashback with decorative inset tiles, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for washing machine, space for cooker, space for freestanding fridge/freezer, cupboard concealing boiler, panelled radiator, tiled flooring.

**LOUNGE** 18ft 6 (5.66m) x 12ft 1 (3.69m) dual rear aspect room overlooking conservatory via double glazed windows with adjacent double glazed French doors opening out onto double glazed conservatory, focal fire surround with marble effect mantle, back and hearth, two panelled radiators, two wall light points, understairs storage cupboard.

**CONSERVATORY** 15ft (4.56m) x 9ft 8 (2.94m) southerly and westerly aspect double glazed windows overlooking rear garden, side aspect double glazed French doors opening out onto rear garden, double glazed polycarbonate sloping roof, panelled radiator, three wall light points.

**FIRST FLOOR LANDING** via return staircase, wood grain effect doors to all rooms, access to roof space.

**BEDROOM 1** 12ft 3 (3.74m) x 9ft 7 (2.93m) westerly facing rear aspect room via double glazed window, panelled radiator.

**BEDROOM 2** 15ft 2 (4.64m) x 8ft 8 (2.65m) dual side and rear aspect room with southerly and westerly aspect double glazed windows, panelled radiator.

**BEDROOM 3** 9ft 1 (2.77m) x 8ft 8 (2.65m) easterly facing front aspect room via double glazed window, panelled radiator.

**FAMILY SHOWER ROOM** 9ft 5 (2.88m) x 6ft (1.82m) easterly facing front aspect room via frosted double glazed windows, three piece suite comprising corner shower cubicle with two tiled walls, glazed door/screen, chrome shower mixer with separate handheld shower head, sunflower shower head over, pedestal wash hand basin with chrome taps and tiled splashback, close coupled wc, panelled radiator, tiled flooring.

**OUTSIDE** to the front of the property there is a tarmac driveway leading through to integral garage, further side paved patio garden with possible provision for extra vehicle parking, raised flower borders with mature flowers and shrubs, raised decked area with access to front door, cupboards housing gas and electric meters, side wooden gate to side garden area leading to rear garden, water softener. To the rear of the property there is an enclosed blocked paved garden with southerly and westerly aspect approximately 24ft 5 (7.45m) x 18ft 4 (5.58m) incorporating brick built storage shed/workshop, raised flower borders with mature flowers and shrubs, further side storage area with outside tap and gate leading through to front of property, brick built storage shed/workshop with part panelled part single glazed door, single glazed window.

**INTEGRAL GARAGE** 16ft 5 (5.01m) x 7ft 10 (2.38m) remote control garage roller door, power and light points.

**NB: AGENTS NOTES** an internal inspection is recommended to appreciate the potential that this first time to the market three bedroom semi-detached family home has to offer with its good sized corner plot and being situated in a popular cul-de-sac location of Lidiard Gardens. **The property is currently going through probate therefore exchange and completion cannot take place until probate has been granted.**

**PARKING PERMIT ZONE -MH- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

**COUNCIL TAX – Portsmouth City Council – Band C - £1,844.85 (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             |         | 87 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

