

bushnell porter



75 Brompton Road
Southsea PO4 9AJ

£275,000

- Entrance hall with period doors
- Front aspect lounge with fireplace
- Rear aspect dining room with fire place
- Side aspect wood grain effect kitchen
- White three piece downstairs bathroom suite
- Three bedrooms
- Enclosed good sized westerly facing rear garden
- Gas heating and double glazing
- Cul-de-sac location
- No forward chain



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A three bedroom two reception room mid terrace flat fronted house situated in the popular Brompton Road location with the added benefit of a good sized westerly facing rear garden.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, high level gas and electric meters, period panelled doors to all rooms, stairs rising to first floor, single panel radiator.

LOUNGE 10ft 10 (3.32m) x 9ft 10 (3.01m) easterly facing front aspect room via double glazed window, television point, central chimney breast with decorative period style cast iron mantelpiece and surround, decorative tiled inserts, radiator, picture rail.

DINING ROOM 10ft 10 (3.31m) x 9ft 9 (3.30m) westerly facing rear aspect room via double glazed window overlooking side storage area and leading through to westerly facing rear garden, central chimney breast with cast iron fire surround and grate, single panel radiator, picture rail.

KITCHEN 12ft (3.68m) x 7ft 4 (2.25m) plus rear lobby recess. Kitchen comprising of wood grain effect units with brushed steel furniture, single bowl double drainer stainless steel sink unit with chrome swan neck mixer tap over, granite effect work surfaces, range of storage cupboards and draws under, wall mounted boiler, double glazed side aspect window, space for washing machine, dish washer and fridge freezer. Built in brushed steel electric oven with four ring gas hob and brushed steel cooker hood over, wood grain effect vinyl flooring.

REAR LOBBY with part panelled part double glazed door to rear garden and period panelled door to bathroom.

BATHROOM 7ft (2.14m) reducing to 4ft (1.22m) x 7ft 5 (2.27m) reducing to 4ft 8 (1.42m) L-shaped westerly facing rear aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with tiled surround, chrome taps, chrome shower mixer and glazed screen, pedestal wash hand basin with chrome taps, tiled splash back, single panel radiator, tiled flooring, sloping ceiling, extractor fan.

SPLIT LEVEL FIRST FLOOR LANDING via return staircase, double glazed side aspect window, period panelled doors to all rooms, access to roof space, single panel radiator.

BEDROOM 1 13ft 1 (4.00m) x 11ft 2 (3.42m) easterly facing front aspect room via double glazed window, built-in period double wardrobe via panel doors, single panel radiator, picture rail.

BEDROOM 2 10ft 9 (3.29m) reducing to 9ft 10 (3.01m) westerly facing rear aspect room via double glazed window overlooking rear gardens, built-in period wardrobe via panelled doors, central chimney breast with wooden mantel and cast iron surround and grate, radiator.

BEDROOM 3 9ft 9 (3.00m) x 7ft 5 (2.28m) westerly facing rear aspect room via double glazed windows overlooking rear gardens, radiator, period wooden fire surround with cast iron surround and grate.

OUTSIDE to the rear of the property there is an enclosed westerly facing good sized rear garden mostly laid to shingle with flower borders, patio area, side storage area and outside tap.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate this three bedroom cottage style house with good sized westerly facing enclosed rear garden situated in a cul-de-sac location.

PARKING PERMIT ZONE -ME- 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/>

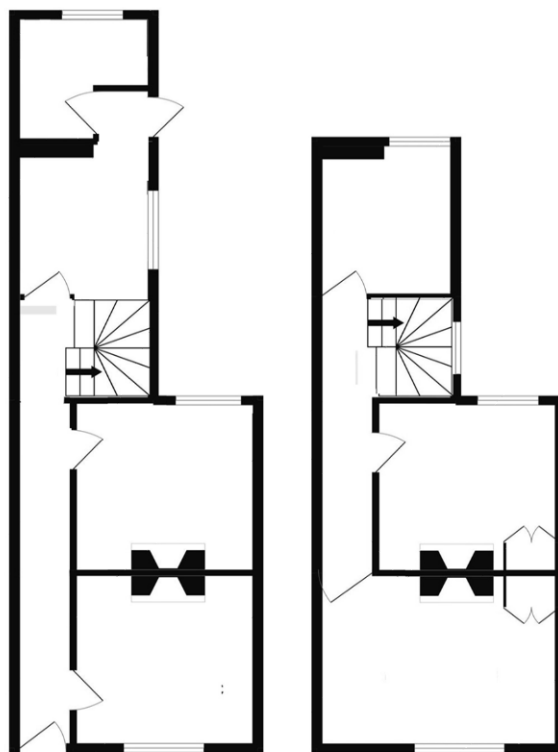
COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 (2024/2025)

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>

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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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

