

bushnell porter



Newcome Road Portsmouth PO1 5DX



- Entrance hall
- Front aspect lounge
- Rear aspect dining room
- Rear aspect white panel effect kitchen
- Two bedrooms
- White four piece upstairs bathroom suite
- Gas central heating & Double glazing
- Enclosed southerly aspect rear garden
- No forward chain

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

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A two bedroom two reception room mid terrace house with southerly aspect rear garden and with the added benefit of four piece upstairs bathroom suite. The property is being sold with no forward chain.

ACCOMMODATION

ENTRANCE HALL via Georgian style double glazed front door with frosted double glazed fanlight over, high level cupboard housing gas meter, panelled radiator, doors to lounge and dining room, stairs rising to first floor with natural wood banister.

LOUNGE 10ft 6 (3.22m) x 9ft 3 (2.82m) front aspect room via double glazed window, panelled radiator, cupboard housing electric meter and fuses.

DINING ROOM 12ft 2 (3.71m) x 10ft 10 (3.31m) southerly rear aspect room via double glazed window overlooking side storage area and towards rear garden, understairs storage recess with shelving, central chimney breast with wooden mantle, period style cast iron back with decorative tiled inserts, tiled hearth, panelled radiator, telephone point, door leading through to kitchen.

KITCHEN 12ft 2 (3.72m) x 7ft 4 (2.24m) dual side and rear aspect room, to the side frosted double glazed door leading out to rear garden, to the rear southerly aspect double glazed window overlooking rear garden, kitchen comprising white high gloss units with brass effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with matching splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, space for washing machine, space for tumble dryer, built-in eyelevel electric over and grill, adjacent four ring gas hob and integrated cooker hood, integrated fridge/freezer and larder cupboard, wall mounted boiler.

FIRST FLOOR LANDING L-shaped with doors to all rooms, panelled radiator.

BEDROOM 1 12ft 2 (3.71m) x 10ft 7 (3.24m) front aspect room via double glazed window, panelled radiator, built-in wardrobe.

BEDROOM 2 9ft 3 (2.84m) reducing to 8ft 3 (2.53m) x 8ft 1 (2.47m) southerly rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

BATHROOM 12ft 2 (3.71m) x 7ft 5 (2.26m) southerly rear aspect room via frosted double glazed window, white four piece suite comprising large rectangular panel enclosed bath with tiled surround, decorative dado tile and decorative inset tiles, gold effect bath/shower mixer, close coupled wc, ceramic wash hand basin with gold effect monobloc mixer tap, white gloss storage cupboards below with brass effect furniture, adjacent storage drawers, corner shower cubicle with two tiled walls, decorative inset tiles and dado tile, glazed door/screen, shower mixer, tiled flooring, panelled radiator, extractor fan.

OUTSIDE to the rear of the property there is southerly aspect enclosed garden approximately 19ft 10 (6.06m) x 12ft 8 (3.86m) flagstone paving with flower borders, side storage area, outside storage cupboard/previous wc, outside tap.

PARKING PERMIT ZONE – GA - 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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

