

# bushnell porter



## South Road

Fratton Portsmouth PO1 5QT



- Entrance lobby
- L-shaped lounge
- Front aspect kitchen
- Conservatory
- Ground floor wc
- Master bedroom
- Upstairs bathroom suite
- Gas central heating
- Paved patio garden
- Allocated car parking space
- Cul-de-sac location
- No forward chain

## Independent Estate Agents

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**A one bedroom corner house situated in a cul-de-sac location with allocated parking space and being sold with no forward chain.**

## **ACCOMMODATION**

**ENTRANCE LOBBY** via part panelled part single glazed front door, front aspect single glazed window.

**GROUND FLOOR WC** two piece coloured suite comprising close coupled wc, wall mounted wash hand basin with tiled splashback and chrome taps, panelled radiator, cupboard housing electric meter and gas meter, front aspect frosted single glazed window.

**LOUNGE** 13ft 8 (4.16m) reducing to 6ft 9 (2.05m) x 15ft 1 (4.60m) reducing to 10ft 5 (3.18m) panelled radiator, telephone point, television point, electrical fuses, stairs rising to first floor via return staircase, single glazed door with adjacent single glazed window leading through to conservatory.

**CONSERVATORY** 12ft 6 (3.81m) reducing to 10ft 10 (3.31m) x 4ft 8 (1.42m) front and rear aspect room via double glazed windows and part panelled part double glazed door leading to paved garden area.

**KITCHEN** 7ft 4 (2.25m) x 6ft 5 (1.96m) front aspect room via single glazed window, kitchen comprising single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood effect work surfaces with tiled splashback, storage cupboard below, further range of matching oak eyelevel storage cupboards, one housing boiler (not tested), space for cooker, space for fridge/freezer.

**FIRST FLOOR LANDING** access to roof space, built-in cupboard housing lagged cylinder.

**MASTER BEDROOM** 13ft 7 (4.16m) reducing to 7ft 5 (2.28m) x 11ft 5 (3.48m) reducing to 8ft 10 (2.70m) dual front and side aspect room via wooden frame single glazed windows, panelled radiator.

**BATHROOM** 6ft 5 (1.96m) 6ft 3 (1.90m) plus entrance recess, three piece suite comprising panel enclosed bath with tiled surround, chrome bath mixer, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, panelled radiator, front aspect frosted single glazed window.

**OUTSIDE** to the side of the property there is a paved patio garden with wooden gate leading to cul-de-sac with allocated parking space.

**NB AGENTS NOTES:** The property is currently going through probate therefore exchange and completion cannot take place until probate is granted.

**COUNCIL TAX – Portsmouth City Council – Band A - £1,383.64 (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		96 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

