

bushnell porter



Bath Road Southsea PO4 0HX



- Entrance hall
- Front aspect lounge
- Rear aspect dining room
- White high gloss rear aspect kitchen
- Two bedrooms
- Four piece upstairs bathroom suite
- Gas central heating
- Double glazing
- Enclosed westerly facing paved rear garden
- No forward chain

Independent Estate Agents

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A two bedroom two reception room end of terrace house with an upstairs bathroom, gas central heating, double glazing and a westerly facing rear garden and being sold with no forward chain

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, panelled radiator, stairs rising to first floor, panelled doors to lounge and dining room.

LOUNGE 11ft 7 into recess either side of chimney breast x 10ft plus front aspect easterly facing double glazed bay window, natural wood exposed floorboards, central chimney breast with wooden mantle and surround, marble effect hearth, built-in book shelves either side of chimney breast, television point, plain plastered ceiling with decorative ceiling rose.

DINING ROOM 13ft x 10ft 10 rear aspect room via double glazed window overlooking side storage area and towards rear garden, natural wood exposed floorboards, central chimney breast with mantle and surround, marble effect hearth, panelled radiator, period style panelled door to understairs storage cupboard concealing gas and electric meters.

KITCHEN 11ft 1 x 7ft 9, kitchen comprising white high gloss units with one and half bowl stainless steel sink unit with chrome monobloc mixer tap over, granite effect work surfaces with matching splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for washing machine, space for dishwasher, space for freestanding fridge/freezer, built-in brushed steel electric oven with four ring gas hob and integrated cooker hood over, wall mounted boiler, rear aspect double glazed window overlooking westerly facing rear garden, further side aspect double glazed window, tiled flooring, frosted double glazed door leading to rear garden.

FIRST FLOOR LANDING access to roof space, period style panelled doors to all rooms, recess linen area with space for condensing tumble dryer.

BEDROOM 1 11ft 7 x 11ft (measurements taken to front of built-in wardrobes) his and hers built-in wardrobe with mirror fronted sliding doors concealing hanging rail and storage space, front aspect easterly facing double glazed window, panelled radiator.

BEDROOM 2 10ft 10 x 10ft 3 plus westerly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

BATHROOM 8ft 3 x 7ft 10 four piece suite comprising shower cubicle with two tiled walls, glazed door/screen, chrome shower mixer with separate hand held shower head and sun flower shower head over, close couple wc, panel enclosed bath with tiled surround with decorative mosaic dado tile throughout bathroom, further decorative picture rail, mosaic tile, pedestal wash hand basin with chrome monobloc mixer tap, feature roll top radiator with chrome towel rail, wall light point, tiled flooring, rear aspect double glazed westerly facing window.

OUTSIDE to the rear of the property there is an enclosed paved westerly facing rear garden approximately 25ft 6 x 15ft 6, space for timber shed, outside tap, side storage area.

PARKING PERMIT ZONE – MC - 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/>

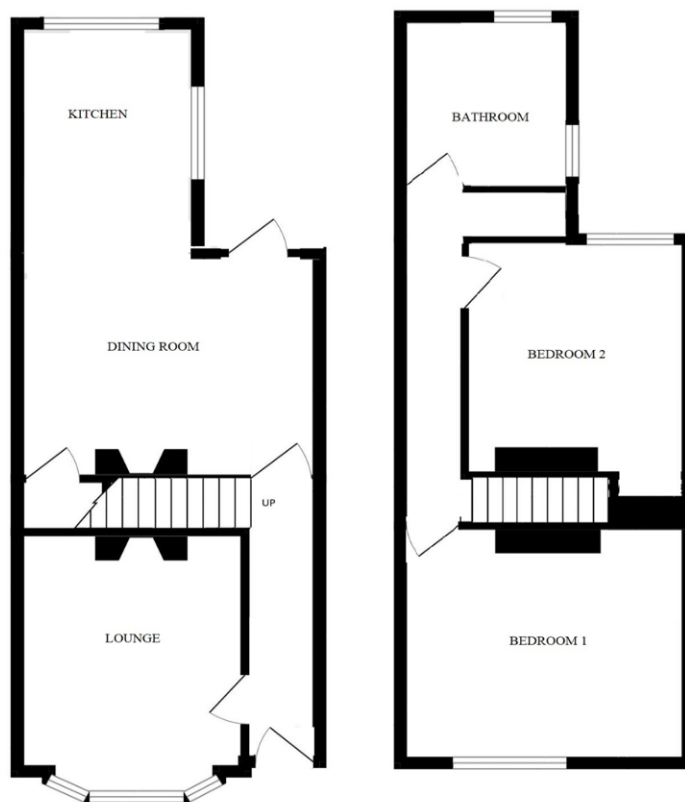
COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 (2024/2025)

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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

