

bushnell porter



Priory Road Eastney PO4 9PG

- Front aspect easterly facing lounge
- Rear aspect westerly facing dining room
- Side aspect wood grain effect kitchen
- Two bedrooms
- White three piece downstairs bathroom suite
- Gas central heating
- Double glazing
- Enclosed Westerly facing rear garden
- 'Eastney Village' location
- No forward chain



Independent Estate Agents

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A two bedroom two reception room mid terrace east/west orientation house situated in the requested 'Eastney Village' location and being sold with no forward chain.

LOUNGE 12ft (3.67m) x 10ft 4 (3.15m) plus recess with stairs rising to the first floor with part banister and spindles, front aspect double glazed easterly facing period style sash window with adjacent part panelled part frosted double glazed wood grain effect front door with frosted double glazed fanlight over, telephone point, high level cupboard housing gas and electric meters and fuses, plain plastered ceiling, panelled radiator, natural wood period panelled door to dining room, chimney breast with recess, central heating room thermostat.

DINING ROOM 12ft (3.67m) x 10ft 2 (3.12m) westerly facing rear aspect room via double glazed window, wood grain period panel door to understairs storage cupboard, wood grain period panel door to kitchen, chimney breast with recess, television point, panelled radiator, plain plastered ceiling .

KITCHEN 8ft 5 (2.56m) x 7ft 3 (2.22m) southerly side aspect room via double glazed window with adjacent part panelled part frosted double glazed door leading to rear garden, kitchen comprising wood grain panel effect shaker design units with brushed steel furniture, single bowl inset sink unit with chrome monobloc mixer tap, granite effect work surfaces with tiled splashback, storage cupboard under, further range of matching eyelevel storage cupboards, integrated washing machine, integrated fridge, built in brushed steel electric oven with four ring gas hob and cooker hood over, panelled radiator, tiled floor, period wood grain panelled door to bathroom, plane plastered ceiling.

BATHROOM including entrance recess 7ft 2 (2.18m) x 6ft 4 (1.93m) westerly facing rear aspect room via frosted double glazed windows, white three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer tap, close coupled w.c., pedestal wash hand basin with chrome taps and tiled splashback, wall mounted boiler, tiled flooring, panelled radiator, extractor fan, plain plastered ceiling.

FIRST FLOOR LANDING period panelled doors to all rooms, access to roof space.

BEDROOM 1 12ft (3.67m) x 10ft 4 (3.16m) reducing to 9ft (2.76m) easterly facing front aspect room via period style double glazed sash window, panelled radiator, built-in wardrobe with shelving and storage shelves, plain plastered ceiling.

BEDROOM 2 12ft (3.67m) x 10ft 4 (3.17m) westerly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, period built-in wardrobe, plain plastered ceiling.

OUTSIDE to the rear of the property there is an enclosed westerly facing pebbled rear garden approx' 17ft 7 (5.36m) x 12ft 9 (3.90m) flower borders with mature flowers and shrubs, side storage area, outside tap.

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

PERMIT PARKING ZONE – MG - 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/>

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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

