bushnell porter



Tranmere Road Eastney PO4 8HP



- Entrance hall
- Front aspect westerly facing lounge with bay window
- Side aspect kitchen/breakfast room
- White three piece downstairs bathroom suite
- Two bedrooms
- Gas central heating
- Double glazing
- Enclosed rear garden
- Close to Eastney Road shops
- Close to Bransbury Park
- No chain



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A two bedroom end of terrace single bay and forecourt property with gas central heating and double glazed close to Bransbury Park and Eastney Road Shops.

ENTRANCE HALL via wood grain panel effect part frosted double glazed front door with frosted double glazed leadlight fanlight over, period panelled door to lounge, stairs rising to first floor, wood grain effect flooring, door frame leading through to kitchen/breakfast room, plain plastered ceiling with decorative ceiling rose.

LOUNGE 12ft 9 (3.90m) x 10ft 5 (3.17m) plus westerly facing front aspect double glazed bay window approximately 6ft 2 (1.88m) x 2ft 6 (0.78m) central chimney breast with wooden mantle and surround, marble effect back, tiled hearth, feature roll top radiator, period style picture rail, decorative ceiling rose, plain plastered ceiling, television point, telephone point.

KITCHEN/BREAKFAST ROOM 12ft 9 (3.90m) x 10ft 4 (3.15m) side aspect room via double glazed window, kitchen comprising cream panel effect shaker design units with brushed steel effect furniture, one and half bowl enamel inset sink unit with chrome monobloc swan neck mixer tap over, wood block solid work surfaces with white tiled splashback, range of storage cupboards under, further range of matching eyelevel storage cupboards with under and over pelmets, space for washing machine, space for slimline dishwasher, built-in brushed steel electric oven with four ring gas hob and brushed steel cooker food over, integrated fridge/freezer, eyelevel built-in microwave with adjacent shelving, further larder unit, wood grain effect flooring, feature vertical roll top radiator, coved and plain plastered ceiling, understairs storage cupboard via panel effect door concealing cloaks area, storage shelves, gas and electric meters and trip switches.

INNER LOBBY with part panelled part double glazed door leading out onto rear garden, plain plastered ceiling, with inset ceiling spotlights, wood grain panel effect door with brushed steel effect furniture to bathroom.

BATHROOM 8ft 7 (2.62m) x 5ft 10 (1.79m) dual side and rear aspect room via frosted double glazed windows, white three piece suite comprising wood grain effect panel enclosed bath with chrome bath/shower mixer, white bevel edged tiled surround, separate hand held shower mixer plus main sun flower head shower mixer, pedestal wash hand basin with chrome taps, close coupled w.c., wood grain effect panelling to dado level, towel rail/radiator, wood grain effect flooring, plain plastered part sloping feature ceiling, extractor fan.

FIRST FLOORING LANDING access to roof space via pull down metal ladder, wood grain panel effect doors to both bedrooms.

BEDROOM 1 12ft 8 (3.88m) x 10ft 5 (3.17m) reducing to 9ft 2 (2.80m) westerly facing front aspect room via double glazed window, radiator, built-in double wardrobe via panelled sliding doors concealing hanging rail and storage shelf space, period picture rail, coved and plain plastered ceiling and decorative ceiling rose, alcove shelving.

BEDROOM 2 12ft 9 (3.88m) x 10ft 4 (3.16m) side aspect room via double glazed window, feature roll top radiator, two built-in double wardrobes and one single cupboard for boiler concealing hanging rail, shelving and boiler, further shelving and storage, period picture rail, coved and plain plastered ceiling and decorative ceiling rose, wood grain effect flooring.

OUTSIDE to the front of the property there is a forecourt, to the rear of there is an enclosed artificially grassed rear garden approximately 18ft (5.49m) x 13ft 8 (4.17m) flagged stone paved patio area, side storage area with bike shed, outside tap, wooden gate with adjacent double wooden opening gates leading out onto Kingsley Road, outside electric point, double glazed part panelled part frosted door leading to **work shop/office/playroom** 9ft 3 (2.83m) x 11ft (3.36m) wood block effect work surfaces with space below for fridge/freezer, tumble dryer, wood grain laminate flooring, strip light, power points.

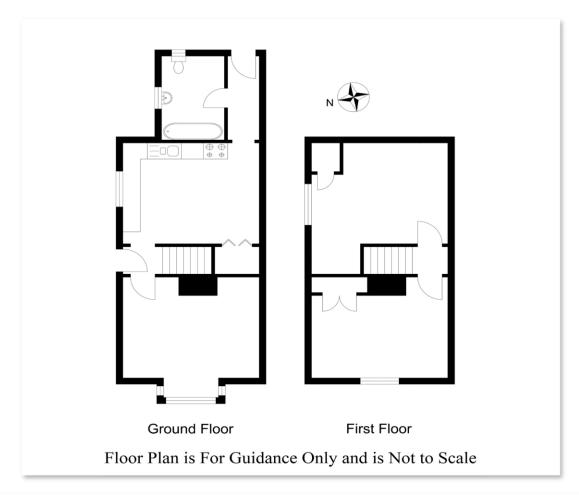
NB: AGENTS NOTES there may be a possibility of off road parking subject to permission and cost from Portsmouth City Council to drop the kerb adjacent to the property.

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

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