

# 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

### 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

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire



**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)**

**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>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**





**PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees.** The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

