



## Teddington Road Southsea PO4 8DB



- Front aspect lounge with bay window and period fireplace
- Dining room
- Rear aspect cream and grey kitchen
- Double glazed conservatory
- Three bedrooms
- Three piece upstairs bathroom suite
- Gas central heating
- Double glazing
- Enclosed paved and shingled rear garden
- Close to Winter Road shops and Milton Park

### Independent Estate Agents

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**A three bedroom two reception room double bay and forecourt end of terrace house with gas central heating and double glazing, close to Winter Road shops and Milton Park.**

## **ACCOMMODATION**

**LOUNGE** 13ft 5 (4.11m) x 11ft 4 (3.45m) plus front aspect double glazed bay window, adjacent wood grain part panelled part frosted double glazed composite front door with frosted double glazed fanlight over, high level cupboard housing electric meter and fuses, panelled radiator, central chimney breast with slate mantle and surround, decorative cast iron back with tiled inserts and cast iron grate, wood grain effect flooring throughout, lounge leading through to inner hallway and dining area, plain plastered ceiling, lounge area opening onto inner hallway with stairs rising to first floor with banister, carved spindles and newel post, understairs panelling with storage cupboard, understairs cloaks area, high level cupboard housing gas meter, panelled radiator, archway leading through to kitchen and dining room.

**DINING ROOM** 9ft 1 (2.77m) x 7ft 7 (2.33m) rear aspect room via part panelled part single glazed period door with adjacent single glazed window and fanlight over leading through to side storage area and ground floor wc, panelled radiator, plain plastered ceiling.

**SIDE LEAN TO** with part panelled part double glazed door leading to rear garden, panel effect door leading to ground floor wc.

**GROUND FLOOR WC** with high level suite.

**KITCHEN** 13ft (3.98m) x 9ft 6 (2.92m) side and rear aspect room, to the side double glazed window, to the rear door frame with adjacent single glazed period windows and fanlights over leading through to conservatory. Kitchen comprising cream and grey units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under pelmet, built-in brushed steel electric oven with four ring gas hob and brushed steel cooker hood over, space for washing machine, space for tumble dryer, panelled radiator, tile effect flooring, plain plastered ceiling, wall mounted boiler, space for freestanding fridge/freezer.

**CONSERVATORY** 10ft 10 (3.32m) x 5ft (1.53m) rear aspect room via double glazed French doors opening out onto paved and shingled rear garden, adjacent double glazed windows, double glazed glass roof, vinyl flooring.

**FIRST FLOOR GALLERIED LANDING** with wood grain panel effect doors to all rooms, banister with carved spindles and newel post, plain plastered ceiling.

**BEDROOM 1** 13ft 6 (4.12m) reducing to 12ft 4 (3.76m) plus front aspect double glazed bay window, central chimney breast with period cast iron mantle and decorative surround, cast iron grate, adjacent period built-in wardrobe via panelled doors with storage drawer below, panelled radiator, plain plastered ceiling.

**BEDROOM 2** 9ft 1 (2.79m) x 7ft 9 (2.36m) rear aspect room via double glazed window, panelled radiator, plain plastered ceiling.

**BEDROOM 3** 11ft (3.35m) reducing to 8ft 10 (2.69m) x 10ft (3.05m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, plain plastered ceiling.

**BATHROOM** 6ft 9 (2.06m) x 6ft (1.85m) side aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with tiled surround, chrome bath mixer, separate thermostatically controlled shower mixer with glazed screen, close coupled wc, pedestal wash hand basin with chrome taps, tiled splashback, vinyl flooring, panelled radiator, plain plastered ceiling.

**OUTSIDE** to the front of the property there is a forecourt approach, to the rear of the property there is an enclosed garden approximately 23ft 6 (7.17m) x 13ft 6 (4.13m) paved patio area and path, further shingle area, raised flower border, side storage area with outside tap.

**PARKING PERMIT ZONE - MI- 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 - £1,696.27 (2025/2026) - FREEHOLD**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

