

# bushnell porter



## Duncan Road Southsea PO5 2QX



- Entrance hall
- Ground floor wc
- Bedroom 4/family room
- First floor kitchen/dining room
- First floor lounge
- Three top floor bedrooms
- Family bathroom
- Gas central heating and double glazing
- Easterly facing lawned rear garden
- Integral garage and driveway
- South of Albert Road location

### Independent Estate Agents

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**A three/four bedroom three storey mid terrace town house with integral garage situated south of Albert Road close to Palmerston Road shops.**

## **ACCOMMODATION**

**ENTRANCE HALL** via panelled front door with adjacent frosted single glazed window, wood grain effect flooring throughout entrance hall, wood grain panelled doors to all rooms, feature vertical roll top radiator, cloaks area, utility recess with space for washing machine, plain plastered ceiling with inset ceiling spotlights, stairs case rising to all floors.

**INTEGRAL GARAGE** 15ft 4 (4.69m) x 7ft 4 (2.25m) part restrictive head height, staircase, electric meter and fuses, gas meter, power and light points.

**GROUND FLOOR WC/SHOWER ROOM** recessed shower cubicle with three tiled walls, glazed door/screen, shower mixer, close coupled wc, ceramic wash hand basin with chrome monobloc mixer tap, storage cupboard below, inset ceiling spotlights, wall mounted electric heater.

**BEDROOM 4/FAMILY ROOM** 13ft 9 (4.21m) x 9ft 9 (2.99m) max. Easterly facing rear aspect room via double glazed window with adjacent double glazed French doors opening out onto paved and lawned easterly facing rear garden, vertical roll top radiator, plain plastered ceiling with inset ceiling spotlights.

**FIRST FLOOR LANDING** stairs rising to second floor, two landing storage cupboards, door frame leading through to kitchen/dining room, glazed natural wood French doors leading through to lounge.

**KITCHEN/DINING ROOM** 13ft 10 (4.21m) x 10ft (3.05m) easterly facing rear aspect room via two double glazed windows overlooking rear gardens. **Dining area** with panelled radiator. **Kitchen area** with wood grain panel effect shaker design units with brushed steel effect furniture, one and half bowl inset stainless steel sink unit with chrome monobloc mixer tap over, granite effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmets, built-in brushed steel electric oven with five ring gas hob, brushed steel splashback and matching brushed steel cooker hood over, space for dishwasher, space for freestanding fridge/freezer, plain plastered ceiling with inset ceiling spotlights.

**LOUNGE** 13ft 10 (4.22m) x 12ft 2 (3.70m) westerly facing front aspect room via double glazed window, panelled radiator, television point, telephone point, further single panelled radiator, coved and plain plastered ceiling.

**SECOND FLOOR LANDING** doors to all rooms, skylight window, plain plastered ceiling, built-in double storage cupboard housing boiler.

**BEDROOM 1** 14ft (4.24m) reducing to 8ft 7 (2.64m) x 10ft 1 (3.08m) reducing to 7ft 1 (2.16m) L-shaped westerly facing front aspect room via double glazed window, panelled radiator, wood grain effect flooring, built-in double wardrobe concealing hanging rail and storage shelf space, plain plastered ceiling.

**FAMILY BATHROOM** 7ft 4 (2.25m) x 4ft 10 (1.48m) three piece suite comprising P-shaped panel enclosed bath with three tiled walls, curved glazed door/screen, electric shower mixer, close coupled wc with concealed cistern, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste set into work surface with wood grain effect storage cupboards below with chrome furniture, tiled flooring, extractor fan, plain plastered ceiling, chrome towel rail/radiator.

**BEDROOM 2** 10ft (3.04m) x 7ft (2.11m) reducing to 5ft 7 (1.71m) L-shaped easterly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, plain plastered ceiling.

**BEDROOM 3** 10ft (3.05m) x 6ft 8 (2.03m) reducing to 4ft 10 (1.49m) easterly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, wood grain effect flooring, built-in wardrobe concealing hanging rail and storage shelf space, plain plastered ceiling.

**OUTSIDE** to the front of the property there is a driveway approach with parking for vehicle. To the rear of the property there is an enclosed easterly facing rear garden approximately 30ft 5 (9.27m) x 14ft 8 (4.47m) mostly laid to lawn with flower borders, paved patio area, outside tap, wooden gate, electrical point.

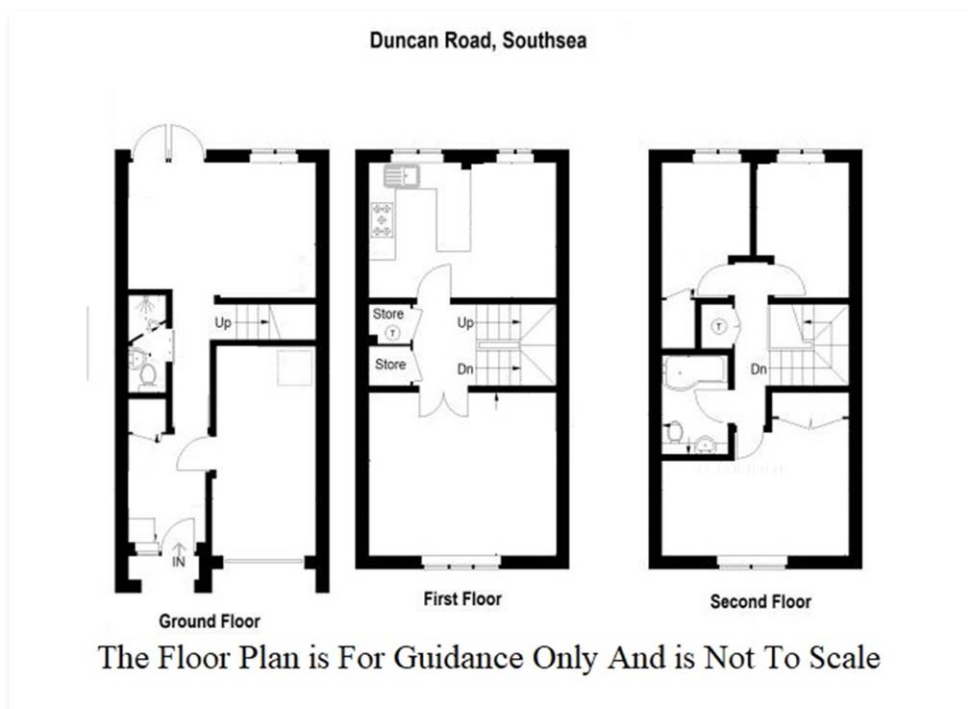
**PARKING PERMIT ZONE - MD- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

**COUNCIL TAX – Portsmouth City Council – Band C - £1,844.85 (2024/2025)**

**FREEHOLD**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

