

bushnell porter



142 Dover Road

Baffins Portsmouth PO3 6JY

£250,000

- Entrance hall
- Front aspect lounge with bay window
- Rear aspect dining room
- Rear aspect kitchen
- Lean to/conservatory
- Ground floor wc
- Three bedrooms
- Upstairs shower room
- Gas heating and double glazing
- Enclosed rear garden
- No forward 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

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A three bedroom two reception single bay and forecourt house with gas heating and double glazing offered for sale with no forward chain.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted leadlight coloured double glazed front door with adjacent frosted leadlight double glazed window with matching fanlight over, stairs rising to first floor with banister, carved spindles and newel post, double panelled radiator, panel effect doors to all rooms, understairs storage cupboard housing electric meter and fuses.

LOUNGE 12ft (3.65m) x 12ft (3.65m) plus front aspect westerly facing double glazed bay window, central chimney breast with tiled mantelpiece and surround, tiled back and hearth, television point, telephone point, double panelled radiator, period skirting boards, picture rail, ceiling coving.

DINING ROOM 14ft 2 (4.32m) x 8ft 8 (2.65m) rear aspect room via part panelled part single glazed door with adjacent single glazed windows and matching fanlight over leading out onto rear lean to/conservatory, double panelled radiator, period skirting boards, picture rail.

KITCHEN 16ft 10 (5.14m) reducing to 10ft 10 (3.31m) x 8ft 10 (2.71m) reducing to 5ft (1.50m) (measurements approximate due to irregular shape of room), kitchen comprising wood grain panel effect lime oak styled units with wooden 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 with decorative inset tiles, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with two glazed high level display cupboards, space for washing machine, space for cooker, space for freestanding fridge/freezer and small dining table, double panelled radiator, part panelled part single glazed door leading out onto lean to/conservatory.

LEAN TO/CONSERVATORY 12ft 10 (3.92m) x 6ft 1 (1.85m) easterly facing rear aspect room via single glazed windows with adjacent panelled door leading out onto rear garden, power and light points, panel effect door leading to ground floor wc.

GROUND FLOOR WC comprising close coupled suite, frosted rear aspect single glazed window.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, panel effect doors to all rooms.

BEDROOM 1 11ft 10 (3.61m) x 12ft (3.65m) westerly facing front aspect room via double glazed picture window, central chimney breast with recess either side, single panelled radiator.

BEDROOM 2 14ft 2 (4.32m) x 8ft 7 (2.62m) central chimney breast with recess either side, easterly facing rear aspect room via double glazed window overlooking rear gardens, single panelled radiator.

BEDROOM 3 10ft 10 (3.31m) x 8ft 10 (2.70m) central chimney breast with recess either side, built-in cupboard via louvered door housing boiler, easterly facing rear aspect double glazed window overlooking rear garden, single panelled radiator.

SHOWER ROOM 5ft 7 (1.72m) x 5ft 7 (1.72m) westerly facing front aspect room via frosted double glazed window, white three piece suite comprising close coupled w.c., pedestal wash hand basin with chrome taps, shower cubicle with glazed door/screen, shower mixer and jets, single panelled radiator, access to roof space.

OUTSIDE to the front of the property there is a forecourt approach, to the rear of the property there is an easterly facing enclosed rear garden with raised artificially turfed area, space for timber shed, paved patio area.

COUNCIL TAX – Portsmouth City Council – Band ‘C’ - £1,760.67 (2023/2024)

FREEHOLD

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



The Floor Plan is For Guidance Only And is Not To Scale

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These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract. REF: TK/SC/2704723/4682



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

