

bushnell porter



Frensham Road Southsea PO4 8AF



- Courtesy entrance porch
- Through lounge/dining room
- Ground floor wc
- Cream high gloss rear aspect kitchen
- Three bedrooms
- First floor shower room
- Gas heating and double glazing
- Enclosed westerly facing flagstone rear garden
- No forward chain

Independent Estate Agents

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A three bedroom single bay and forecourt terrace house situated in the popular tree lined location of Frensham Road and having the benefit of a westerly facing rear garden and being sold with no forward chain.

ACCOMMODATION

ENTRANCE PORCH via part panelled part frosted double front door with frosted leadlight coloured glazed fanlight over, feature exposed brick wall with borrowed light glazed window over, part panelled part frosted single glazed door with natural wood frame leading through to lounge/dining room, parquet flooring.

LOUNGE/DINING ROOM 25ft 10 (7.89m) x 13ft 3 (4.04m) reducing to 9ft 9 (2.98m) plus easterly facing front aspect double glazed bay window with integrated blinds looking straight down Liss Road, chimney breast with wooden mantle and surround, marble effect back and hearth, television point, telephone point, three radiators, feature exposed brick wall to entrance porch, open plan staircase rising to first floor with natural wood banister, carved spindles and newel posts, rear aspect double glazed window overlooking side storage area, two wall light points, understairs storage cupboard housing gas meter, further storage cupboard housing electric meter and fuses, part panelled part frosted single glazed door with natural wood frame leading through to inner lobby.

INNER LOBBY with frosted single glazed door to kitchen, adjacent frosted single glazed window, natural wood frame.

GROUND FLOOR WC white close coupled wc, tiling to dado level with decorative dado tile, frosted side aspect double glazed window, extractor fan, tiled flooring.

KITCHEN 12ft 3 (3.73m) x 9ft 7 (2.94m) cream high gloss kitchen with brushed steel effect furniture, granite effect work surface with recessed bowl, brushed steel monobloc mixer tap over, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, under pelmet lighting, two leadlight glazed display eyelevel cupboards, space for washing machine, space for dishwasher, four ring electric hob with integrated cooker hood over, further eyelevel electric oven and grill, integrated fridge/freezer, end display shelves, tile effect flooring, double glazed sliding patio doors opening out onto flagstone westerly facing rear garden.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel posts, panelled doors to all rooms, access to roof space.

BEDROOM 1 12ft 9 (3.88m) x 11ft 5 (3.49m) (Measurements taken to his and hers built-in double wardrobes) easterly facing front aspect room via double glazed windows with integrated blinds looking straight down Liss Road, his and hers built-in wardrobes concealing hanging rail and storage shelf space, blanket cupboards over, double panelled radiator, telephone point.

BEDROOM 2 12ft 4 (3.76m) x 7ft 9 (2.36m) westerly facing rear aspect room via double glazed window overlooking rear gardens, single panelled radiator, built-in double wardrobe via panelled doors concealing hanging rail and storage space, blanket cupboards over, adjacent built-in dressing table with mirror, strip light and blanket storage cupboard over.

BEDROOM 3 9ft 8 (2.95m) x 8ft 2 (2.50m) westerly facing rear aspect room via double glazed window overlooking rear gardens, built-in double wardrobe concealing hanging rail and storage shelf space, blanket cupboards over, single panelled radiator.

SHOWER ROOM 6ft 5 (1.97m) x 6ft 7 (2.01m) (maximum measurements) refitted suite comprising walk-in shower cubicle with glazed screen, two tiled walls, chrome shower mixer with separate hand held shower head, principle monsoon shower head over, low level shower tray, adjacent vanity basin with chrome monobloc mixer tap and pop-up waste, adjacent work surfaces, close coupled wc with concealed cistern, storage cupboards below with chrome furniture, mirror over, tiling to all walls from floor to ceiling, chrome towel rail/radiator, tiled flooring, extractor fan, inset ceiling spotlights, frosted side aspect double glazed window.

OUTSIDE to the front of the property there is a forecourt approach, to the rear there is an enclosed flagstone paved westerly facing rear garden approximately 19ft 2 (5.86m) x 14ft 2 (4.33m) plus side storage area, raised flower bed, space for timber shed, outside tap, power point.

NB: AGENTS NOTES the property is currently going through Probate therefore exchange and completion cannot take place until probate is granted.



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

