



**Ironbridge Lane
Milton Southsea PO4 8LZ**



- Entrance hall
- Front aspect lounge with bay window
- Rear aspect dining room
- Kitchen
- Lean to/conservatory
- Ground floor wc
- Three bedrooms
- First floor wet room
- Gas heating and double glazing
- Enclosed lawned rear garden
- Double garage and driveway
- No forward chain

Independent Estate Agents

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A three bedroom two reception room semi-detached house with the added benefit of a double garage and driveway parking.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with adjacent frosted double glazed window, stairs rising to first floor with banister, carved spindles, single panelled radiator, understairs cloaks area, understairs storage cupboard housing gas and electric meter and fuses.

LOUNGE 12ft 2 (3.71m) x 12ft (3.64m) plus deep front aspect square double glazed bay window, double panelled radiator, wooden mantle with brick surround and tiled hearth, television point.

DINING ROOM 12ft (3.65m) x 11ft (3.35m) rear aspect room via double glazed door with adjacent double glazed windows leading through to lean to/conservatory.

KITCHEN 8ft 9 (2.69m) x 6ft 8 (2.04m) rear aspect room via double glazed window overlooking lean to/conservatory, single bowl single drainer stainless steel inset sink unit with chrome taps, range of wood effect storage cupboards under work surfaces, matching eyelevel storage cupboards, space for cooker, double panelled radiator, vinyl flooring, door frame leading through to rear lobby with recess with space for freestanding fridge/freezer, side aspect double glazed door leading through to lean to/conservatory.

LEAN TO/CONSERVATORY 15ft (4.59m) x 7ft 3 (2.23m) plus a step down to recess with part panelled part double glazed door to rear garden, adjacent double glazed windows, space for washing machine, double glazed skylight window, door to ground floor wc.

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

FIRST FLOOR LANDING with banister, carved spindles, doors to all rooms, access to roof space.

BEDROOM 1 12ft (3.66m) x 12ft 2 (3.72m) plus deep front aspect square double glazed bay window, double panelled radiator, fitted wardrobes concealing hanging rail and storage shelf space, two double wardrobes with mirror fronted doors.

BEDROOM 2 12ft (3.66m) x 9ft 1 (2.75m) rear aspect room via double glazed window overlooking rear garden, double panelled radiator.

BEDROOM 3 8ft 10 (2.71m) x 8ft 10 (2.71) rear aspect room via double glazed window overlooking rear garden, double panelled radiator, built-in wardrobes concealing hanging rail and storage shelf space together with cupboard housing boiler.

WET ROOM 5ft 6 (1.69m) x 5ft 1 (1.56m) front aspect room via frosted double glazed window, corner shower area with two tiled walls, rail and curtain, electric shower mixer, corner wash hand basin with chrome taps and pop-up waste, close coupled wc, tiling to all walls to dado level, single panelled radiator, vinyl flooring, wall mounted electric heater.

OUTSIDE to the front of the property there is a forecourt approach with flower borders, further concrete driveway leading to double garage with provision for off road parking in front of garages, wooden gate leading to rear of property. To the rear of the property there is a good sized mostly laid to lawn rear garden with well stocked flower borders with mature trees and shrubs, pathway leading to double glazed side aspect door to garage and wooden door leading to front of property.

DOUBLE GARAGE 17ft (5.18m) x 19ft (5.78m) rear aspect double glazed windows, frosted double glazed side aspect door to rear garden, two metal up and over doors, light point.

NB: AGENTS NOTES an internal inspection is recommended to appreciate the potential that this three bedroom two reception room semi-detached property with double garage situated in popular area of Ironbridge Lane and close to Bransbury Park has to offer.

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

FREEHOLD

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<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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

