

# bushnell porter



## Richard Court Milton Portsmouth PO3 6FR



- Entrance hall
- Front aspect white kitchen
- Rear aspect lounge/dining room
- Downstairs w.c.
- Conservatory
- White three piece upstairs bathroom suite
- Two bedrooms
- Ensuite shower room to bedroom 1
- Gas heating and double glazing
- Enclosed rear garden
- Off road parking
- Cul-de-sac location
- No forward chain

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**A two bedroom end of terrace modern house in an off road pedestrian cul-de-sac location with allocated parking close to Milton Cross School. No forward chain.**

**ENTRANCE HALL** via double glazed Georgian style front door, stairs rising to first floor with banister, spindles and newel post, single panelled radiator, Georgian style panel effect doors to lounge and w.c., part panelled part glazed door to kitchen, mains powered smoke detector, plain plastered ceiling, room thermostat.

**DOWNSTAIRS W.C** white two piece suite comprising close coupled w.c., corner white wall mounted wash hand basin with tiled splashback, chrome monobloc mixer tap, tiled splashback, chrome towel rail/radiator, front aspect frosted double glazed window, plain plastered ceiling.

**KITCHEN** 9ft 1 (2.78m) x 8ft 1 (2.48m) front aspect room via double glazed window overlooking pedestrian cul-de-sac, kitchen comprising white units with brushed steel effect furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, effect roll edge work surfaces with red tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for freestanding fridge/freezer, space for washing machine, space for dishwasher/condensing tumble dryer, built-in brush steel electric oven with four ring electric hob and integrated cooker hood over, cupboard housing boiler, tiled flooring, plain plastered ceiling.

**LOUNGE/DINING ROOM** 15ft 5 (4.70m) x 12ft 7 (3.84m) rear aspect room via double glazed sliding patio doors opening onto UPVC double glazed conservatory, built-in understairs storage cupboard via Georgian style wood grain panel effect door with chrome furniture, cupboard with electric fuses, television point, telephone point, plain plastered ceiling.

**UPVC CONSERVATORY** 10ft 9 (3.27m) x 9ft 6 (2.89m) UPVC double glazed conservatory via double glazed French doors opening out onto rear garden with adjacent double glazed windows, double glazed polycarbonate roof, vinyl flooring, power points.

**FIRST FLOOR LANDING** access to roof space, banister, carved spindles, newel post, Georgian style wood grain panel effect doors with chrome furniture to all rooms, single panelled radiator, plain plastered ceiling.

**BEDROOM 1** 13ft 4 (4.08m) reducing to 12ft 2 (3.71m) x 8ft 4 (2.54m) dual front aspect room via double glazed windows overlooking pedestrian cul-de-sac, two built-in wardrobes/storage cupboards via Georgian style panel effect doors, radiator, telephone point, Georgian style panel effect door leading to ensuite shower room.

**ENSUITE SHOWER ROOM** 8ft 5 (2.58m) x 3ft 6 (1.09m) white three piece suite comprising recessed shower cubicle with three tiled walls, glazed screen/door, electric shower mixer, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, close coupled w.c., single panelled radiator, plain plastered ceiling, extractor fan, strip light and shaver point.

**BEDROOM 2** 9ft 7 (2.94m) x 8ft 7 (2.62m) rear aspect room via double glazed window overlooking rear gardens and parking area, single panelled radiator, plain plastered ceiling.

**FAMILY BATHROOM** 6ft 4 (1.94m) x 6ft 6 (1.99m) rear aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, tiled splashback, close coupled w.c., chrome towel rail/radiator, extractor fan, strip light and shaver point, plain plastered ceiling.

**OUTSIDE** to the front of the property there is a forecourt approach, to the rear there is an enclosed paved patio garden with flower borders, space for timber shed, rear gate giving access to rear parking space. We are advised by the vendor that there is an allocated parking space.

**COUNCIL TAX – Portsmouth City Council – Band ... C ... - £ TBC (2024/2025)**

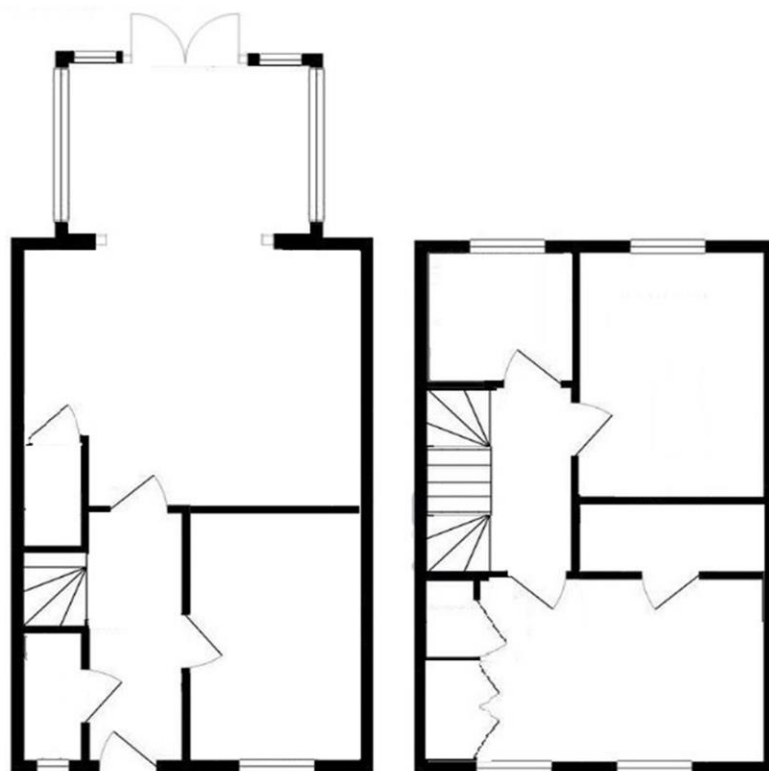
**FREEHOLD      ESTATE SERVICE CHARGE 01/01/24 to 31/12/24 - £236.60**

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

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

