

bushnell porter



Ringwood Road Eastney PO4 9JJ



- Entrance lobby
- Through lounge/dining room
- Side aspect cottage style kitchen/breakfast room
- Westerly rear facing conservatory
- Three bedrooms
- Upstairs shower room
- Gas central heating
- Double glazing
- Enclosed westerly facing rear garden
- Close to Bransbury Park, Eastney Beach & Eastney Road shops
- 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

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A three bedroom single bay and forecourt house with through lounge/dining room and westerly facing rear garden. Being close to Eastney Beach, Eastney Road shops and Bransbury Park. No forward chain.

ACCOMMODATION

ENTRANCE LOBBY via part panelled part frosted double glazed front door with frosted double glazed fanlight over, period style ceiling coving, entrance lobby opening onto lounge/dining room.

LOUNGE/DINING ROOM 22ft 3 (6.79m) x 13ft (3.98m) reducing to 9ft 10 (3.02m) plus easterly facing front aspect double glazed bay window, chimney breast with floating wooden mantle, one double one single panelled radiator, period style skirting boards, part period style coving and decorative ceiling rose, plain plastered ceiling, television point, telephone point, stairs rising to first floor with banister, carved spindles and newel post, understairs cloaks area with four cupboards housing gas and electric meters, wood laminate wood grain effect flooring through lounge/dining room, period style panelled door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 14ft (4.26m) x 9ft 4 (2.85m) side aspect room via double glazed window, kitchen comprising cream cottage style panel effect units with chrome furniture, single bowl stainless steel inset sink with chrome monobloc mixer tap over, wood effect roll edge works surfaces with grey bevel edged tiled splashback, range of storage cupboards and drawers under, matching eyelevel storage cupboard and glazed display cupboard with glass shelf, integrated fridge/freezer, integrated dishwasher, space for washing machine, built-in brushed steel electric oven with four ring electric hob over, wood grain effect vinyl flooring, single panelled radiator, plain plastered ceiling, wall mounted boiler, part panelled part double glazed door to conservatory with adjacent westerly facing double glazed windows.

CONSERVATORY 10ft 9 (3.28m) x 9ft 1 (2.77m) westerly facing conservatory overlooking paved and lawned rear garden, double glazed polycarbonate roof, Oak wood grain flooring, double glazed French doors opening out onto rear garden.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, period style panelled doors to all rooms, brushed steel effect furniture, plain plastered ceiling, access to part boarded roof space.

BEDROOM 1 11ft 10 (3.62m) x 11ft 8 (3.57m) reducing to 11ft (3.36m) measurements taken to built-in wardrobes either side of chimney breast with cottage style doors concealing hanging rail space and storage draws, easterly facing front aspect room via double glazed window, double panelled radiator, plain plastered ceiling.

BEDROOM 2 9ft 9 (2.98m) x 8ft (2.45m) westerly facing rear aspect room via double glazed window overlooking rear gardens, double panelled radiator, plain plastered ceiling.

BEDROOM 3 9ft 4 (2.84m) x 7ft (2.15m) westerly facing rear aspect room via double glazed window overlooking rear gardens, single panelled radiator, plain plastered ceiling.

SHOWER ROOM 6ft 7 (2.01m) x 6ft (1.83m) side aspect room via frosted double glazed window, shower room comprising corner shower cubicle with two tiled walls, glazed corner curved shower door/screen, chrome shower mixers, cream bevel edge tiled surround, cream bevel edge tiles from floor to ceiling to all walls, rectangular ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white panel effect storage cupboards below with brushed steel effect furniture, close coupled w.c., wood grain effect ceramic floor tiles, chrome towel rail/radiator, plain plastered ceiling with inset ceiling spotlights, extractor fan.

OUTSIDE to the front of the property there is a forecourt approach, to the rear there is an enclosed garden approx. 24ft 3 (7.40m) x 13ft 10 (4.22m) part laid to lawn rear garden, rear paved patio area, raised flower borders, side storage area. On street parking permit Zone MH via Portsmouth City Council.

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

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Ground Floor

First Floor

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

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REF: TK/SC/020324/4733



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

