

# bushnell porter



## South Road

Fratton Portsmouth PO1 5QT



- Entrance lobby
- L-shaped lounge
- Front aspect kitchen
- Conservatory
- Ground floor wc
- Master bedroom
- Upstairs bathroom suite
- Gas central heating
- Paved patio garden
- Allocated car parking space
- Cul-de-sac location
- No forward chain

## Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: [southsea@bushnellporter.com](mailto:southsea@bushnellporter.com) w: [www.bushnellporter.com](http://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

Other Offices in Hampshire



**A one bedroom corner house situated in a cul-de-sac location with allocated parking space and being sold with no forward chain.**

## **ACCOMMODATION**

**ENTRANCE LOBBY** via part panelled part single glazed front door, front aspect single glazed window.

**GROUND FLOOR WC** two piece coloured suite comprising close coupled wc, wall mounted wash hand basin with tiled splashback and chrome taps, panelled radiator, cupboard housing electric meter and gas meter, front aspect frosted single glazed window.

**LOUNGE** 13ft 8 (4.16m) reducing to 6ft 9 (2.05m) x 15ft 1 (4.60m) reducing to 10ft 5 (3.18m) panelled radiator, telephone point, television point, electrical fuses, stairs rising to first floor via return staircase, single glazed door with adjacent single glazed window leading through to conservatory.

**CONSERVATORY** 12ft 6 (3.81m) reducing to 10ft 10 (3.31m) x 4ft 8 (1.42m) front and rear aspect room via double glazed windows and part panelled part double glazed door leading to paved garden area.

**KITCHEN** 7ft 4 (2.25m) x 6ft 5 (1.96m) front aspect room via single glazed window, kitchen comprising single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood effect work surfaces with tiled splashback, storage cupboard below, further range of matching oak eyelevel storage cupboards, one housing boiler (not tested), space for cooker, space for fridge/freezer.

**FIRST FLOOR LANDING** access to roof space, built-in cupboard housing lagged cylinder.

**MASTER BEDROOM** 13ft 7 (4.16m) reducing to 7ft 5 (2.28m) x 11ft 5 (3.48m) reducing to 8ft 10 (2.70m) dual front and side aspect room via wooden frame single glazed windows, panelled radiator.

**BATHROOM** 6ft 5 (1.96m) 6ft 3 (1.90m) plus entrance recess, three piece suite comprising panel enclosed bath with tiled surround, chrome bath mixer, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, panelled radiator, front aspect frosted single glazed window.

**OUTSIDE** to the side of the property there is a paved patio garden with wooden gate leading to cul-de-sac with allocated parking space.

**COUNCIL TAX – Portsmouth City Council – Band A - £1,453.95 (2025/2026)**

## **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

**PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees.** The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract.

REF: TK/SC/270225/4793





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

