

# bushnell porter



## Kendal Avenue

**Copnor Portsmouth PO3 5AX**



- Entrance lobby and entrance hall
- Front aspect lounge
- Rear aspect dining room
- Side aspect kitchen
- Rear aspect conservatory
- Ground floor wc
- Three bedrooms
- Upstairs bathroom
- Some double glazing
- Gas central heating
- Off road front parking area
- Paved and lawned rear garden
- Rear aspect open views over school playing fields

### Independent Estate Agents

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**A three bedroom two reception room semi-detached house with off road parking with rear aspect views overlook school playing fields.**

## **ACCOMMODATION**

**ENTRANCE LOBBY** 5ft 7 (1.70m) x 5ft 6 (1.69m) part panelled part double glazed front door with adjacent double glazed windows, part panelled part single glazed inner front door to entrance hall.

**ENTRANCE HALL** panelled radiator, doors to all rooms and archway to kitchen, central heating room thermostat, understairs cupboard housing electric meter and fuses, stairs rising to first floor with banister, side aspect window.

**LOUNGE** 14ft (4.29m) x 14ft (4.29m) front aspect room via double glazed windows overlooking front car parking area, central chimney breast with recess, television point, panelled radiator.

**DINING ROOM** 13ft 5 (4.10m) x 10ft 7 (3.23m) rear aspect room via French doors opening on to lean to/conservatory, chimney breast with decorative mantel and surround, panelled radiator, two wall light points.

**KITCHEN** 10ft (3.03m) x 9ft (2.73m) side and rear aspect room via double glazed windows, kitchen comprising of wood grain panelled effect units, one and half bowl resin sink unit with monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards and glazed display cupboards, electric oven and grill, four ring electric hob and cooker hood over, space for washing machine, panelled radiator, tiled flooring, door leading through to lean to/conservatory.

**LEAN TO/CONSERVATORY** 13ft 6 (4.12m) x 7ft 6 (2.28m) rear aspect room via double glazed windows overlooking rear garden, sliding double glazed doors leading to rear garden, space for fridge/freezer, panelled radiator, panel effect storage cupboards with roll edged work surface over, door leading to ground floor wc.

**GROUND FLOOR WC** comprising low level suite, corner wash hand basin, frosted rear aspect single glazed window.

**FIRST FLOOR LANDING** via dogleg staircase, frosted side aspect single glazed window, doors to all rooms, access to roof space.

**BEDROOM 1** 14ft (4.29m) x 14ft (4.29m) plus front aspect double glazed bay window, built-in wardrobes concealing hanging rail and storage shelf space, dressing table and draws, panelled radiator.

**BEDROOM 2** 13ft 5 (4.09m) x 10ft 6 (3.22m) rear aspect room via double glazed window overlooking rear garden and school playground and field, chimney breast with fire surround, adjacent built-in wardrobe via panelled door, panelled radiator.

**BEDROOM 3** 9ft (2.74m) reducing to 7ft 9 (2.37m) x 9ft 10 (3.00m) aspect double glazed window overlooking paved rear gardens and school playground and field, panelled radiator, built-in storage cupboard concealing boiler.

**BATHROOM** 5ft 6 (1.68m) x 5ft 6 (1.68m) side aspect room via frosted double glazed window, three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer, pedestal wash hand basin with chrome taps, close coupled w.c., panelled radiator.

**OUTSIDE** to the front of the property there is a block paved off road parking area with provision for parking for one car, to the side of the property there is a shared pathway leading to gate with further pathway leading to gate to rear garden, to the rear of the property there is an enclosed mostly laid to lawned garden approximately 29ft 3 (8.91m) reducing to 25ft 4 x 22ft 9 (6.93m) circular paved patio area, lawn area with flower borders, raised decked area with space for shed.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate the size and layout and potential that this three bedroom semi-detached family house has to offer with the benefit of off road parking and an open rear aspect view over school and playing fields.

**COUNCIL TAX – Portsmouth City Council – Band ‘C’ 2025/2026 £1,938.59**

**FREEHOLD**

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<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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

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REF: TK/SC/180325/4803





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

