

bushnell porter



Winstanley Road

Stamshaw Portsmouth PO2 8JT



- Entrance hall with natural wood flooring
- Front aspect lounge with bay window
- Rear aspect dining room overlooking garden
- Sage Green kitchen
- Two double bedrooms
- Upstairs three piece bathroom suite
- Gas heating and double glazing
- Lawned and decked rear garden
- Internal inspection highly recommended

Independent Estate Agents

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A two bedroom two reception room end of terrace bay on the pavement house with the advantage of an upstairs bathroom, gas central heating, double glazing and a good sized rear garden.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted etched double glazed front door with frosted double glazed fanlight over, stairs rising to first floor with banister, carved spindles and newel post, understairs cupboard housing gas meter, further cupboard concealing electric meter and fuses, radiator, natural wood stained and varnished flooring, wall light point, period ceiling coving, plain plastered ceiling, glazed French doors leading through to dining room, frosted fifteen pane glazed door to kitchen, period panelled door to lounge.

LOUNGE 10ft 10 (3.31m) x 10ft 10 (3.31m) plus front aspect double glazed bay window, central chimney breast with adjacent book shelves and storage cupboards below via panel effect doors with brushed steel effect furniture, two double panelled radiators, television point, period picture rail and coving, decorative ceiling rose.

DINING ROOM 13ft 10 (4.24m) x 8ft 1 (2.47m) reducing to 7ft 5 (2.28m) rear aspect room via double glazed French doors opening out onto decked and lawned rear garden, adjacent double glazed window, double panelled radiator, three wall light points, coved and plain plastered ceiling.

KITCHEN 13ft 4 (4.07m) x 10ft 3 (3.13m) reducing to 9ft 4 (2.85m) (measurements approximate due to irregular shape of room), rear aspect room via double glazed picture window overlooking rear garden, kitchen comprising Sage Green units with brushed steel furniture, one and half bowl enamel inset sink unit with chrome monobloc swan neck mixer tap over, white work surfaces with tiled splashback, range of storage cupboards and drawers under, cutlery and pan drawers, larder cupboard, frosted eyelevel storage cupboards with glass shelving, built-in brushed steel electric oven with four ring gas hob and brushed steel and glass cooker hood over, space for washing machine, space for dishwasher, space for freestanding fridge/freezer, ceramic floor tiles, double panelled radiator, part panelled door to rear lobby.

REAR LOBBY single panelled radiator, panelled door to panty, part panelled part frosted double glazed door to rear garden, ceramic floor tiles, plain plastered ceiling.

PANTRY with frosted rear aspect double glazed window, extractor fan.

FIRST FLOOR LANDING period style panelled doors to all rooms, access to roof space via pull down ladder, light point and part boarded.

BEDROOM 1 16ft 10 (5.14m) reducing to 13ft (3.95m) x 10ft 8 (3.27m) reducing to 3ft 10 (1.17m) L-shaped front aspect room via dual double glazed windows, central chimney breast with his and hers period style double wardrobes via panelled doors, storage drawer below, wood grain effect flooring, double panelled radiator, plain plastered ceiling.

BEDROOM 2 13ft 3 (4.04m) x 10ft 1 (3.08m) reducing to 9ft 1 (2.79m) (measurements approximate due to irregular shape of room) rear aspect room via double glazed window overlooking rear garden, built-in cupboard via panel effect door concealing boiler, wood grain effect flooring, double panelled radiator, coved and plain plastered ceiling.

BATHROOM 10ft 1 (3.09m) x 8ft 1 (2.47m) reducing to 7ft (2.12m) rear aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with tiled surround, feature vertical tiles, chrome bath mixer with separate chrome shower mixer over, glazed screen, close coupled wc, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, tiled splashback, wood grain effect flooring, double panelled radiator, built-in linen cupboard, shaver point, strip light, coved and plain plastered ceiling.

OUTSIDE to the rear of the property there is an enclosed garden approximately 40ft 7 (12.38m) x 21ft 6 (6.56m) decked area, further lawn, paved pathway and further paved patio area, timber shed, outside tap, wooden gate.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the size and layout of this two bedroom end of terrace house with a good sized enclosed rear garden. All measurements are approximate due to the slightly irregular shape of the property.

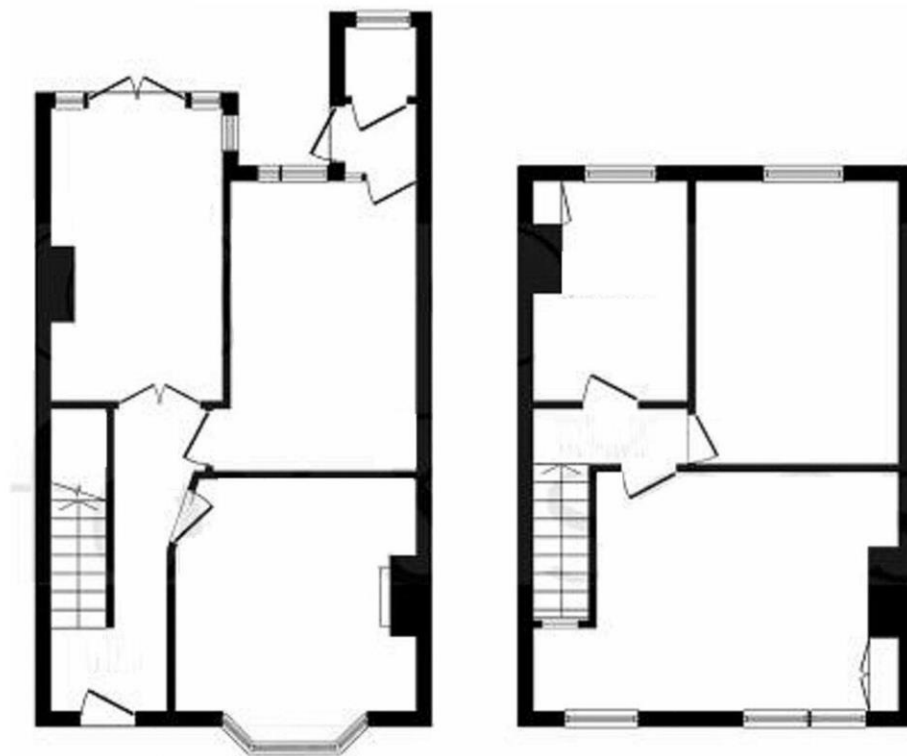
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COUNCIL TAX – Portsmouth City Council – Band ...B... 2024/2025 £1,614.24

FREEHOLD

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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		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

