

# bushnell porter



**Gurney Road  
Milton PO4 8HA**



- Entrance Hall
- Lounge
- Dining Room
- Kitchen with Shaker Design Units
- Two First Floor Bedrooms
- Bathroom with White Three Piece Suite
- Loft Area
- Gas Heating & Mostly Double Glazed
- Enclosed Westerly Facing Rear Garden

**Independent Estate Agents**

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**A TWO PREVIOUSLY THREE BEDROOM MID TERRACE HOUSE SITUATED IN A CUL DE SAC LOCATION WITH THE LOFT AREA AND A WEST FACING ENCLOSED REAR GARDEN AND LOCATED CLOSE TO BRANSBURY PARK AND SHOPS IN EASTNEY ROAD**

**ENTRANCE HALL** via wood grain part panelled part frosted double glazed front door with frosted double glazed fanlight over, single panel radiator, stairs rising to first floor, natural wood panelled doors to lounge and dining room, period ceiling coving.

**LOUNGE** 10ft 1 (3.08m) x 9ft 7 (2.94m) plus front aspect easterly facing double glazed bay window with feature natural wood tongue and grooved panelling, adjacent cupboard housing electric meter and trip switches, single panel radiator, central chimneybreast with natural wood mantle and surround, cast iron back with tiled inserts, cast iron grate, natural wood skirting boards, architraves and picture rail, period style ceiling coving.

**DINING ROOM** 12ft 10 (3.91m) x 11ft 2 (3.42m) westerly facing rear aspect room via double glazed window overlooking side storage area, double panel radiator, central chimneybreast with natural wood period mantle and surround, cast iron back with decorative tiled inserts, cast iron grate and tiled hearth, exposed varnished natural wood floorboards, skirting boards, dado rail and picture rail, natural wood panelled door leading to kitchen, matching door leading to under stairs storage cupboard.

**KITCHEN** 11ft 6 (3.50m) x 8ft 6 (2.60m) westerly facing rear aspect room via double glazed window with adjacent part panelled part double glazed door leading to rear garden. Kitchen comprising of White panel effect Shaker design units with brushed steel effect furniture, single bowl, single drainer stainless steel inset sink unit with Granite effect work surfaces with White tiled splashbacks, range of storage cupboards and drawers under, further range of matching eye level storage cupboards with under and over pelmets, built-in brushed steel electric oven with four ring gas hob and brushed steel cooker hood over, space for washing machine, space for fridge, single panel radiator, vinyl flooring, coved ceiling, wall mounted boiler.

**FIRST FLOOR LANDING** natural wood panelled doors to all rooms.

**BEDROOM 1** 12ft 10 (3.91m) x 10ft 2 (3.10m) reducing to 6ft 5 (1.95m) easterly facing room via single glazed window, staircase leading to loft area, single panel radiator, period built-in wardrobe via natural wood panelled door.

**LOFT AREA** 13ft (3.96m) x 14ft 1 (4.30m) storage area with front and rear double glazed skylight windows, under eaves storage space, double panel radiator, plain plastered restrictive sloping ceiling.

**BEDROOM 2** 11ft 3 (3.44m) reducing to 10ft 1 (3.07m) x 9ft 7 (2.92m) westerly facing rear aspect room via double glazed window, single panel radiator, built-in storage cupboard via natural wood panelled door.

**BATHROOM** 11ft 5 (3.50m) x 8ft 6 (2.60m) (previously third bedroom) three piece suite comprising a panel enclosed bath with tiled surround, chrome taps and pop up waste, electric shower mixer over, glazed door\screen, close coupled w.c., wall mounted wash hand basin with chrome monobloc mixer tap and pop up waste, White high gloss storage cupboard below with chrome furniture, tiling to all walls to dado level, vinyl flooring, single panel radiator, plain plastered ceiling with inset ceiling spotlights, rear aspect double glazed window, side aspect double glazed window.

**OUTSIDE** to the rear of the property there is a westerly facing garden approx.. 27ft 1 (8.26m) x 13ft (3.95m) artificial grass area with raised flower border behind retaining brick wall containing mature shrubs and flowers, side storage area, outside tap.

**FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band B - £1,696.27 (2025/2026)**

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The Floor Plan is For Guidance Only And Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

