

# bushnell porter



**Wadham Road  
North End  
Portsmouth PO2 9EE**



- Entrance hall
- Front aspect lounge with bay window and period ceiling coving and rose
- White panel effect middle kitchen
- Study room
- Dining room
- Lean to/conservatory
- Ground floor wc
- Three bedrooms
- Three piece upstairs bathroom suite
- Gas central heating and double glazing
- Some period features
- Enclosed rear garden



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**A three bedroom three reception room period style double bay and forecourt house with gas central heating and double glazing. Offered for sale with no forward chain.**

## **ACCOMMODATION**

**STORM PORCH** via double doors leading to period part panelled part frosted leadlight coloured glazed front door.

**ENTRANCE HALL** stairs rising to first floor, panelled radiator, wood grain effect laminate flooring, cloaks area, understairs storage cupboard housing gas and electric meters and fuses.

**LOUNGE** 13ft 5 (4.10m) x 12ft 2 (3.70m) plus double glazed front aspect southerly bay window, chimney recess, panelled radiator, period skirting boards, picture rail, decorative coving and ceiling rose.

**KITCHEN** 11ft 4 (3.45m) x 9ft 4 (2.86m) white panel effect unit with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome mixer tap over, granite effect roll edge work surfaces with white tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for freestanding fridge/freezer, space for cooker, vinyl flooring, period style ceiling coving, part panelled part frosted double glazed door to side storage area and rear garden.

**STUDY ROOM** 8ft 5 (2.56m) x 7ft 7 (2.33m) side aspect room via double glazed window.

**DINING ROOM** 13ft 10 (4.22m) reducing to 12ft 7 (3.85m) x 11ft 2 (3.42m) dual side and rear aspect room, to the side double glazed westerly facing window, to the rear double glazed French doors opening out onto lean to, wooden fire surround with wooden mantle, marble effect back, adjacent period style built-in storage cupboard via panelled doors, panelled radiator, period ceiling coving.

**LEAN TO** 8ft 10 (2.69m) reducing to 7ft 2 (2.20m) x 6ft (1.84m) reducing to 3ft 7 (1.10m) L-shaped rear aspect room via double glazed window with adjacent double glazed French doors opening out onto paved rear garden, panelled radiator, wood grain effect flooring, panel effect bi-fold door leading through to ground floor shower room.

**SHOWER ROOM** comprising recessed shower cubicle with two tiled walls, glazed door/screen, ceramic wash hand basin with chrome tap, white storage cupboard below, close coupled wc, vinyl flooring.

**FIRST FLOOR LANDING** doors to all rooms.

**BEDROOM 1** 16ft (4.90m) reducing to 14ft 10 (4.52m) x 13ft 5 (4.09m) plus front aspect double glazed southerly bay window, period skirting boards, picture rail and ceiling coving, period built-in double wardrobe via panelled doors and storage drawers below, panelled radiator.

**BEDROOM 2** 11ft 4 (3.47m) x 9ft 5 (2.89m) reducing to 8ft 3 (2.53m) rear aspect room via double glazed window overlooking rear gardens, period style built-in wardrobe via panelled door with storage drawer below, panelled radiator.

**BEDROOM 3** 13ft 10 (4.22m) reducing to 12ft 8 (3.86m) x 11ft 2 (3.42m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, built-in cupboard housing boiler.

**BATHROOM** 8ft 4 (2.55m) x 7ft 1 (2.18m) side aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer, pedestal wash hand basin with chrome taps, close coupled wc, access to roof space.

**OUTSIDE** to the front of the property there is a forecourt approach, to the rear there is an enclosed paved patio garden approximately 26ft (7.92m) x 16ft 1 (4.91m) plus paved side storage area, paved rear garden incorporating brick built storage shed with light and power point, tap. To the rear of the garden there is a wooden gate.

**COUNCIL TAX – Portsmouth City Council – Band C - £1,938.59 (2025/2026) - 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/110825/4815





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

