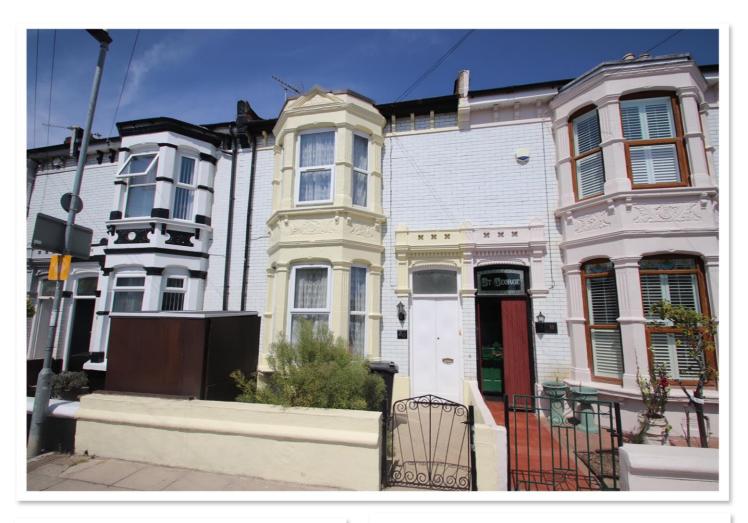
bushnell porter



Wadham Road North End Portsmouth PO2 9EE

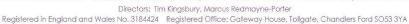


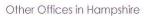
- Entrance hall
- Front aspect lounge with bay window and period ceiling coving and rose
- White panel effect middle kitchen
- Study room
- Dining room
- Lean to/conservatory
- Ground floor wc
- Three bedrooms
- Three piece upstairs bathroom suite
- Gas central heating and double glazing
- Some period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



Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com







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 $(7.92m) \times 16ft + (4.91m)$ 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

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





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.







