

bushnell porter



Halfpenny Lane Old Portsmouth PO1 2TU



- Feature mosaic tiled entrance hall
- New front aspect wood grain panel effect refitted kitchen and new built-in appliances
- Feature bi-fold doors overlooking garden
- L-shaped rear aspect lounge/dining room
- Three bedrooms
- New refitted white three piece upstairs bathroom suite
- Gas central heating and new double glazing
- Enclosed rear garden
- Allocated parking Space
- No Forward Chain
- Quiet cul-de-sac location
- Central Old Portsmouth
- Viewing highly recommended



Independent Estate Agents

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A three bedroom mid terrace house situated in cul-de-sac location which has undergone a programme of modernisation. The property has the added advantage of an allocated parking space and is situated in the heart of Old Portsmouth with no forward chain. An internal inspection is highly recommended.

ENTRANCE HALL via panel effect double glazed front door with adjacent frosted double glazed window, feature roll top radiator, stairs rising to first floor with central carpet runner, feature decorative mosaic tiled flooring throughout entrance hall, cupboard housing gas meter, cupboard housing electric meter and fuses further downstairs storage cupboard. **Bushed brass effect power and light fittings throughout the property together with plain plastered ceilings**

KITCHEN 8ft (2.42m) x 8ft 3 (2.52m) front aspect room via double glazed sash window overlooking cul-de-sac, refitted kitchen comprising wood grain panel effect units with black furniture, enamel inset sink with monobloc mixer tap over, quartz work surfaces with integrated sink drainer, matching splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, integrated washing machine, integrated dishwasher, integrated fridge/freezer, brushed steel electric oven with four ring gas hob and cooker hood over, wood grain effect herring bone design flooring, cupboard concealing boiler.

LOUNGE/DINING ROOM 18ft 1 (5.53m) reducing to 11ft 3 (3.43m) x 13ft 8 (4.18m) reducing to 8ft (2.42m) feature rear aspect bi-fold doors overlooking rear garden. Two feature roll top radiators, wood grain effect herring bone design flooring.

FIRST FLOOR LANDING doors to all rooms, access to roof space via pull down ladder, linen cupboard.

BEDROOM 2 11ft 5 (3.48m) x 7ft 7 (2.32m) front aspect room via double glazed sash window overlooking cul-de-sac, feature roll top radiator, wood grain effect herring bone design flooring.

BEDROOM 1 14ft 8 (4.47m) x 7ft 7 (2.31m) rear aspect room via double glazed sash window, feature roll top radiator, wood grain effect herring bone design flooring, built-in double wardrobe concealing hanging rail and storage shelf space via panel effect doors.

BEDROOM 3 10ft 4 (3.15m) x 5ft 9 (1.77m) rear aspect room via double glazed window, feature roll top radiator, wood grain effect herring bone design flooring.

BATHROOM 5ft 6 (1.69m) x 5ft 9 (1.76m) plus recess, front aspect room via frosted double glazed windows, refitted modern three piece suite comprising panel enclosed bath with brass effect concealed bath taps, separate matching shower mixer with separate hand held shower head and principle sunflower shower head over, glazed screen, close coupled wc with concealed cistern, tiled storage shelf over, wash hand basin with brass effect monobloc mixer tap and pop-up waste storage draw below, feature brass effect radiator/towel rail, mosaic honeycomb style decorative tiling to all walls from floor to ceiling, further matching tiled flooring, inset ceiling spot lights, recess with bulkhead storage shelves.

OUTSIDE to the front of the property there is a raised flower bed and an allocated car parking space. To the rear of the property there is an enclosed courtyard garden approximately 14ft 4 (4.38m) x 14ft 6 (4.43m) raised flower borders, wooden gate.

COUNCIL TAX – Portsmouth City Council – Band ... D ... £2,180.92 2025/2025

PERMIT PARKING ZONE – KA - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

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>

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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		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

