

## £225,000

BIRDLIP ROAD, PAULSGROVE, PORTSMOUTH, PO6 4EE



- Three Bedrooms
- Entrance Hall
- Lounge
- 20' Kitchen/Diner
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Ample Parking To Rear
- Enclosed Rear Garden
- No Onward Chain

### Portchester Office

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2795

Council Tax Band: A

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Porch:-

6' 3" x 3' 1" (1.90m x 0.94m)

Opaque UPVC double glazed windows to front and side elevations. Further UPVC double glazed internal door to:

### Entrance Hall:-

12' 11" x 6' 8" (3.93m x 2.03m)

Stairs to first floor, wood effect laminate flooring, radiator, cupboard housing meters and textured ceiling. Door to:

### Lounge:-

13' 8" x 12' 1" (4.16m x 3.68m)

UPVC double glazed window to front elevation, radiator, opaque single glazed window overlooking kitchen/diner, radiator, wood effect laminate flooring and textured ceiling.



### Kitchen/Diner:-

20' 10" x 8' 6" (6.35m x 2.59m)

Two UPVC double glazed windows to rear elevation and UPVC double glazed door overlooking and accessing the rear garden, fitted range of matching base and eye level storage units, roll top work surfaces, one and a half bowl stainless steel sink unit with tap, part tiled walls, built-in cooker, gas hob above with concealed extractor over, space and plumbing for washing machine, space for table and chairs, radiator, wall mounted gas central heating boiler and textured ceiling.



### First Floor Landing:-

Textured ceiling and access to loft. Doors to:

### Bedroom One:-

13' 4" x 12' 1" (4.06m x 3.68m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in storage cupboards and textured ceiling.

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**Bedroom Two:-**  
13' 4" x 8' 5" (4.06m x 2.56m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in storage cupboard and textured ceiling.



**Bedroom Three:-**  
9' 1" x 8' 7" (2.77m x 2.61m) Maximum Measurements

UPVC double glazed window to front elevation, radiator and textured ceiling.

**Bathroom:-**  
5' 6" x 7' 1" (1.68m x 2.16m)

Obscured UPVC double glazed window to rear elevation, white suite comprising: panelled bath with electric shower over, pedestal wash hand basin with tap, close coupled WC, tiled walls, wood effect laminate flooring and textured ceiling.



**Outside:-**

Split level front garden with brick retaining wall and slate chipped borders.

**Rear Garden:-**

South facing, generous size, enclosed, low maintenance, , patio area for entertaining purposes, water tap, outside WC, storage sheds with power and large gate to rear accessed via service road offering ample parking for multiple vehicles.



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### Agents Note:-

This property is BISF (British Iron & Steel Federation) non-standard construction.

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