

bushnell porter



**Perth Road Eastney
Southsea PO4 8EU**



- Front aspect lounge with bay window
- Side aspect dining room
- Rear aspect White Cottage style kitchen overlooking garden
- White three piece upstairs bathroom
- Two bedrooms
- Double glazing
- Gas central heating
- Enclosed decked rear garden
- Cul-de-sac location
- Close to Eastney Road Shops
- Close to Bransbury Park

Independent Estate Agents

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A two bedroom two reception room mid terrace single bay house situated in a cul-de-sac location close to Bransbury Park and Eastney Road shops with the added benefit of an upstairs bathroom.

ACCOMMODATION

ENTRANCE HALL via wood grain part panelled part frosted glazed front door, single glazed fanlight over, cupboard housing electric meter and fuses, L shaped entrance hall with stairs to first floor with banister, carved spindles and newel post, single panel radiator, storage cupboard with gas meter, plain plastered ceiling, part panelled part frosted single glazed door to side storage area and rear garden, panel effect doors to lounge and dining room.

UNDERSTAIRS STUDY AREA with work surface, telephone point.

LOUNGE 11ft 5 (3.50m) x 10ft (3.04m) plus westerly facing front aspect double glazed bay window, central chimneybreast with recessed storage shelves, single panel radiator, period style ceiling coving.

DINING ROOM 12ft 10 (3.91m) x 9ft (2.74m) plus southerly facing double glazed side aspect bay window, chimneybreast with recess containing log burning stove, tiled hearth, feature roll top period style radiator, wood grain Oak flooring, period style panelled door to entrance hall.

KITCHEN 10ft 5 (3.20m) x 9ft (2.74m) dual side and rear aspect room, to the side a southerly aspect double glazed window, to the rear an easterly facing double glazed door with adjacent double glazed window leading to garden. Kitchen comprising panelled cottage style units with antique effect furniture, single bowl single drainer stainless steel and glass inset sink unit with chrome monobloc mixer tap over, Granite effect rolled edge work surfaces with white bevel edged tiled splashback, range of storage cupboards and drawers under, further eye level cupboards over and eye level storage shelves, built-in fridge and freezer, space for washing machine, built-in dishwasher, built-in electric oven with four ring glass gas hob over, cooker hood, small breakfast bar area, floor effect flooring, plain plastered ceiling.

FIRST FLOOR GALLERIED LANDING banister, carved spindles and newel post, access to roof space, period style panelled doors to all rooms.

BEDROOM 1 13ft 2 (4.02m) x 11ft 4 (3.47m) westerly facing front aspect room via double glazed window overlook school, double panel radiator, period style picture rail, coved ceiling.

BEDROOM 2 12ft 10 (3.91m) (reducing to 11ft 8 (3.58m) x 9ft (2.74m) easterly facing rear aspect room via double glazed window overlooking rear gardens, single panel radiator, period style picture rail, built-in cupboard concealing boiler.

BATHROOM White three piece suite comprising of stone effect panel to enclosed bath, stone effect tiled surround, chrome bath mixer taps, plus chrome shower mixer over with glazed screen, close coupled w.c., wall mounted wash hand basin with chrome taps and tiled splashback white storage cupboards below with chrome furniture, plain plastered ceiling, rear aspect frosted double glazed window.

OUTSIDE to the rear of the property there is an enclosed split level decked easterly facing garden with well mature tree, paved patio area, side storage area, outside tap.

Agents Notes: The vendor is purchasing a new home which is estimated to be available November 2024 therefore an "On Notice" completion date will be required upon exchange of contracts.

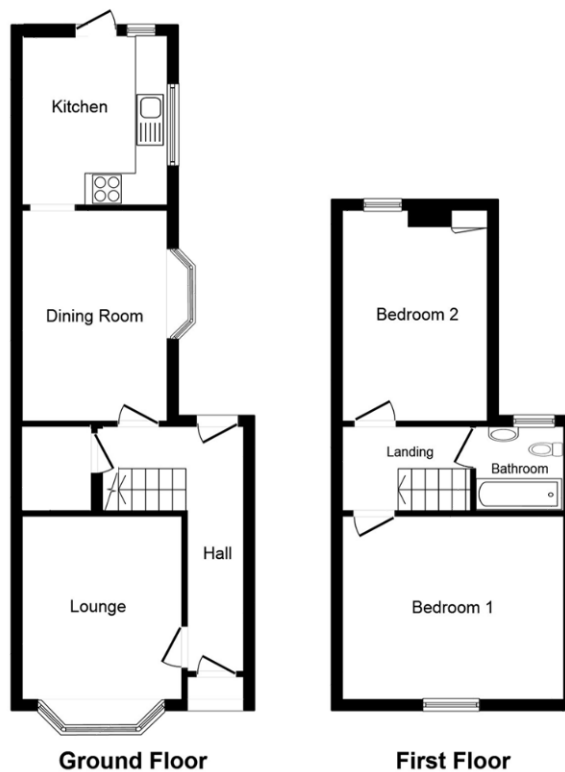
FREEHOLD - COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 (2024/2025)

PERMIT PARKING – N/A

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Plan created for Bushnell Porter Estate Agents.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

