

# bushnell porter



## Minstead Road Eastney PO4 9JP



- Front aspect easterly Lounge
- Westerly facing rear aspect kitchen with cream high gloss units
- Downstairs utility/WC
- Two bedrooms
- Upstairs bathroom with three piece white suite
- Gas heating & double glazing
- Enclosed Westerly facing rear garden
- Block paved driveway
- Close to Bransbury Park, Eastney Road shops and Eastney Seafront
- No forward chain

### Independent Estate Agents

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**A TWO BEDROOM MID TERRACED COTTAGE STYLE HOUSE WITH WESTERLY FACING REAR GARDEN AND OFF ROAD PARKING FOR APPROX. 2 CARS. THE PROPERTY IS SITUATED CLOSE TO EASTNEY ROAD SHOPS, BRANSBURY PARK AND EASTNEY SEAFRONT**

**LOUNGE** 20ft 3 (6.18m) reducing to 16ft 10 (5.14m) x 10ft 7 (3.23m) easterly facing front aspect room via double glazed window with adjacent wood grain effect part panelled part frosted leadlight double glazed front door, stairs rising to first floor, two single panel radiators, wood grain effect flooring throughout, central chimneybreast with gas point, plain plastered ceiling.

**REAR LOBBY** with door to under stairs storage cupboard, part panelled part frosted double glazed door to rear garden, wood grain effect flooring, wood grain panel effect door to Utility/WC, archway to kitchen, plain plastered ceiling.

**KITCHEN** 10ft 1 (3.07m) x 9ft 3 (2.83m) westerly facing rear aspect room via double glazed window overlooking garden. Kitchen comprising of Cream High Gloss units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood block effect rolled edge work surfaces with Cream bevel edged tiled splashback, range of storage cupboards and drawers under, further range of matching eye level storage cupboards with under and over pelmets, two eye level frosted glazed display cupboards, space for free standing fridge\freezer, built-in electric oven with four ring electric hob and brushed steel cooker hood over, wood grain effect flooring, plain plastered ceiling.

**UTILITY/WC** 6ft 8 (2.03m) x 6ft 1 (1.87m) westerly facing rear aspect room via frosted double glazed window, close coupled w.c., wall mounted wash hand basin with chrome taps and tiled splashback, shaver point, White rolled edge work surfaces with space below for washing machine and condensing tumble dryer, Cottage style panel effect storage cupboard with brushed steel effect furniture, wood grain effect flooring, plain plastered ceiling.

**FIRST FLOOR LANDING** access to roof space, wood grain panel effect doors to all rooms, plain plastered ceiling.

**BEDROOM 1** 17ft (5.18m) x 9ft 3 (2.83m) easterly facing front aspect room via double glazed window, single panel radiator, door to wardrobe with hanging rail and storage shelf space, plain plastered feature sloping ceiling.

**BEDROOM 2** 11ft 8 (3.56m) x 9ft 2 (2.81m) rear aspect room via westerly facing double glazed window, single panel radiator, plain plastered feature part sloping ceiling.

**BATHROOM** 10ft 6 (3.22m) x 8ft 5 (2.57m) frosted rear aspect westerly facing double glazed window, three piece suite comprising a panel enclosed bath with tiled surround, chrome taps and shower mixer over, pedestal wash hand basin with chrome taps and tiled splashback, close coupled w.c., built-in airing cupboard housing wall mounted combination boiler, single panel radiator, tiling to all walls from floor to ceiling, ceramic floor tiles, plain plastered ceiling.

**OUTSIDE** to the front of the property there is a Herringbone design block paved driveway with parking for two cars, coloured stone edging. To the rear there is an enclosed westerly facing garden approx. 32ft (9.7m) x 20ft 7 (6.28m) split level with decked area, outside tap, stepping down to concrete path with artificial grass to either side, space for timber shed.

**FREEHOLD**

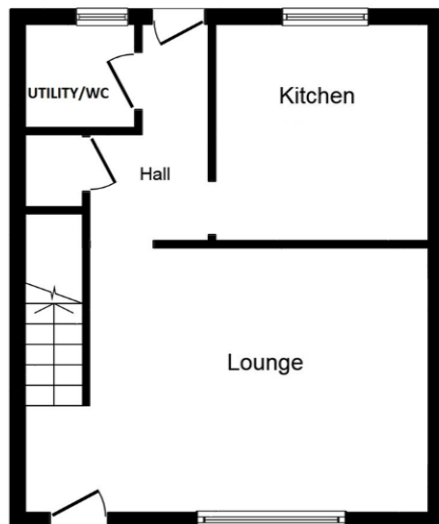
**COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 2024/2025**

**PERMIT PARKING ZONE – MH - 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/>**

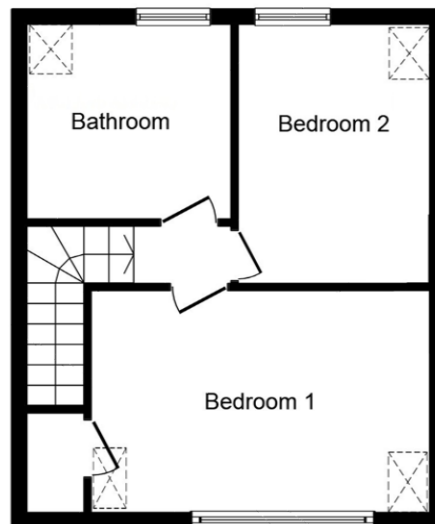
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**Ground Floor**



**First Floor**

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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

