

bushnell porter



Exmouth Road Southsea PO5 2QL



- Entrance lobby
- Through lounge/dining room
- Inner hallway
- Side aspect kitchen
- Ground floor wc and bathroom
- Two/Three bedrooms
- Double glazing
- Gas central heating
- Enclosed westerly facing rear garden
- Situated just south of Albert Road
- No Forward chain

Independent Estate Agents

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Other Offices in Hampshire



A three bedroom mid terrace house with through lounge/dining room and westerly facing rear garden situated just south of Albert Road.

ACCOMMODATION

ENTRANCE LOBBY via wood grain panel effect front door, frosted borrowed light from lounge/dining room.

LOUNGE/DINING ROOM 22ft 6 (6.86m) x 11ft 7 (3.53m) dual front to rear aspect room, to the front easterly facing double glazed window, to the rear westerly facing double glazed window, lounge incorporating entrance lobby, central heating room thermostat, two wall light points, two chimney breasts one with tiled mantle and brick surround, telephone point, double panelled radiator, single glazed door to inner entrance hall.

INNER ENTRANCE HALL return staircase rising to first floor, single panelled radiator, understairs storage cupboard, frosted double glazed side aspect door leading to rear garden, door frame leading through to kitchen.

KITCHEN 11ft 3 (3.45m) x 7ft (2.12m) plus recess, side aspect room via double glazed window, kitchen comprising white gloss units with brushed steel furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces, range of storage cupboards and drawers under, matching eyelevel storage cupboards, space for fridge, space for washing machine, wall mounted boiler.

REAR LOBBY with door frame leading through to shower, part panelled part frosted glazed door to wc.

SEPARATE WC with close coupled suite, panelled radiator, frosted side aspect double glazed window.

SHOWER ROOM with corner shower cubicle with glazed door/screen, chrome shower mixer, corner wash hand basin with chrome monobloc mixer tap and pop-up waste, tiled splashback, storage cupboard below, panelled radiator, frosted rear aspect double glazed window.

FIRST FLOOR LANDING via return staircase, frosted single glazed window.

BEDROOM 3 9ft 2 (2.80m) reducing to 8ft 4 (2.54m) x 7ft (2.15m) westerly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

BEDROOM 2 11ft 1 (3.38m) x 11ft 6 (3.50m) reducing to 11ft 2 (3.42m) (walk-through bedroom 2 to get to bedroom 1) westerly facing rear aspect room via double glazed window, panelled radiator, access to roof space.

BEDROOM 1 12ft 2 (3.70m) reducing to 11ft 7 (3.55m) x 11ft 1 (3.38m) easterly facing front aspect room via double glazed window, panelled radiator.

OUTSIDE to the rear of the property there is a small courtyard westerly facing rear garden, side storage area.

NB: AGENTS NOTES all measurements are approximate due to irregular shape of rooms.

PARKING PERMIT ZONE – MD - 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/>

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

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





The Floor Plan is For Guidance Only And is Not To Scale
Due To Some Irregular Shape Rooms

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

