

# bushnell porter



## Jervis Road

Stamshaw Portsmouth PO2 8PT



- Lounge with bay window
- Dining room
- Rear aspect kitchen
- Three bedrooms
- White three piece upstairs bathroom suite
- Gas heating and double glazing
- Enclosed rear garden
- Cul-de-sac location

### Independent Estate Agents

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**A three bedroom two reception room, bay on the pavement, house with upstairs bathroom. The property is situated in a cul-de-sac location close to the M275 and Alexander Park.**

## **ACCOMMODATION**

**LOUNGE** 12ft 8 (3.87m) x 11ft (3.36m) plus front aspect double glazed bay window, lounge opens onto staircase and dining room beyond, stairs rising to first floor with part banister, spindles and newel post, panelled radiator, television point, telephone point, dado rail, plain plastered ceiling, part panelled part frosted double glazed front door with frosted double glazed fanlight over, recess with staircase rising to first floor leading through to dining room.

**DINING ROOM** 12ft 8 (3.87m) x 11ft 10 (3.60m) rear aspect room via double glazed window, panelled radiator, wooden dado rail, plain plastered ceiling, understairs storage cupboard via panel effect bi-fold doors concealing electric meter and fuses, central heating room thermostat, door frame leading through to kitchen.

**KITCHEN** 13ft 9 (4.19m) x 8ft 4 (2.55m) dual side and rear aspect room, to the side double glazed window, to the rear double glazed French doors opening out onto paved and lawned rear garden, kitchen comprising white units with brushed steel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap, granite effect roll edge work surfaces with mosaic tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for fridge, space for freezer, space for washing machine and dishwasher, space for cooker, panelled radiator, vinyl flooring, plain plastered ceiling, cooker hood, cupboard housing boiler.

**FIRST FLOOR LANDING** doors to all rooms, access to loft space via pull down ladder, loft storage area 11ft 10 (3.61m) x 12ft 2 (3.71m) restrictive head height sloping ceiling, double glazed front aspect skylight window, under eaves storage space, laminate flooring.

**BEDROOM 1** 12ft 9 (3.88m) x 11ft (3.35m) front aspect room via double glazed window, panelled radiator, wooden dado rail, fitted bedroom furniture with wood grain effect doors with double and single wardrobes, blanket cupboards over the main head area with eyelevel storage shelves and bedside tables.

**BEDROOM 2** 11ft 10 (3.68m) x 9ft 10 (3.01m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, wood laminate flooring, period style built-in double wardrobe via panelled doors with storage drawer below.

**BEDROOM 3** 8ft 4 (2.56m) x 6ft 8 (2.04m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, wood laminate flooring, dado rail.

**BATHROOM** 6ft 8 (2.04m) x 5ft 6 (1.69m) side aspect room via frosted double glazed window, white three piece suite comprising tongue and groove panel enclosed bath with tiled surround with decorative inset tiles and dado tile, chrome bath taps, electric shower mixer over, rail and curtain, pedestal wash hand basin with chrome taps and tiled splashback, close coupled wc, panelled radiator.

**OUTSIDE** 26ft 7 (8.11m) x 12ft 10 (3.91m) plus side storage area, paved patio, outside tap, central lawn area with flower borders with mature flowers and shrubs, paved pathway leading to full width timber shed.

**PARKING PERMIT ZONE -FJ- 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 - £1,696.27 (2025/2026)**

## **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 Not To Scale And is For Guidance Only

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REF: TK/SC110125/4780





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

