

# bushnell porter



## Target Road Portsmouth PO2 8QT



- Courtesy entrance lobby
- Entrance hall
- Through lounge/dining room
- Kitchen
- Lean to/conservatory
- Utility area
- Side storage area
- Three bedrooms
- Upstairs family bathroom suite
- Gas central heating and double glazing
- Enclosed rear garden
- Garage 26ft x 9ft 1
- Cul-de-sac location
- No forward chain

### Independent Estate Agents

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**A three bedroom end of terrace house situated in cul-de-sac location close to the Mountbatten centre and Alexandra Park with the added benefit of a 26ft x 9ft1 garage at the end of the rear garden.**

## **ACCOMMODATION**

**ENTRANCE LOBBY** via double glazed sliding patio doors, double glazed Georgian Style front door with adjacent frosted double glazed windows leading through to entrance hall.

**ENTRANCE HALL** stairs rising to first floor with banister, carved spindles and newel post, period picture rail and dado rail, understairs storage cupboard, fifteen pane glazed door leading through to kitchen.

**KITCHEN** 9ft 9 (2.98m) x 6ft 5 (1.96m) rear aspect room via double glazed window towards conservatory with adjacent frosted single glazed window, archway leading through to lounge/dining room, kitchen comprising panel effect cottage style white units with brushed steel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixture tap over, granite effect work surfaces with white bevel edge tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, space for cooker, space for fridge, space for dishwasher.

**LOUNGE/DINING ROOM** Lounge area 11ft (3.33m) x 11ft 7 (3.54m) plus front aspect double glazed bay window, central chimney breast with wooden mantle and surround, marble effect back and hearth, panelled radiator, archway leading through to dining area. **Dining area** 13ft (3.96m) x 10ft 3 (3.13m) rear aspect room via double glazed sliding patio doors leading out onto conservatory, panelled radiator, dado rail.

**CONSERVATORY/LEAN TO** 14ft (4.26m) x 6ft 9 (2.07m) rear aspect room via double glazed window with adjacent double glazed door leading out into rear garden, further wooden panelled door leading to side storage area, further part panelled part single glazed door leading to utility area.

**UTILITY AREA** with space for washing machine, space for tumble dryer.

**SIDE STORAGE AREA** 28ft 2 (8.60m) x 6ft 2 (1.89m) to the front frosted double glazed door with adjacent double glazed window leading to front forecourt, to the rear double glazed window overlooking rear garden.

**FIRST FLOOR LANDING** with banister, carved spindles and newel post, doors to all rooms, access to roof space.

**BATHROOM** 7ft 8 (2.35m) x 5ft 7 (1.70m) rear aspect room via frosted double glazed window, three piece suite comprising panel enclosed bath with stone effect tiled surround, decorative mosaic tiles, chrome bath/mixer tap, chrome thermostatically controlled shower mixer, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, stone effect tiling to all walls to dado level, chrome towel rail/radiator, ceramic floor tiles.

**BEDROOM 2** 11ft 2 (3.41m) x 7ft 8 (2.34m) plus entrance recess, built-in storage cupboard with shelving, further built-in double wardrobe via panel effect door concealing hanging rail and storage shelf space, blanket cupboards over, rear aspect double glazed window overlooking garden, panelled radiator.

**BEDROOM 3** 9ft 5 (2.88m) x 6ft 8 (2.03m) front aspect room via double glazed window, panelled radiator.

**BEDROOM 1** 12ft 7 (3.85m) x 8ft 5 (2.56m) plus recess with hanging rail and storage shelf space, blanket cupboards over, front aspect double glazed window, panelled radiator.

**OUTSIDE** to the front of the property there is a forecourt approach with access to side storage area via frosted double glazed door. To the rear of the property there is an enclosed garden approximately 25ft (7.62m) x 31ft 9 (8.68m), block paved herringbone patio area and pathway, central paved patio area, further rear shingled area, single glazed windows with adjacent wooden door leading to garage.

**GARAGE** 26ft (7.93m) x 9ft 1 (2.79m) metal up and over door, power and light point.

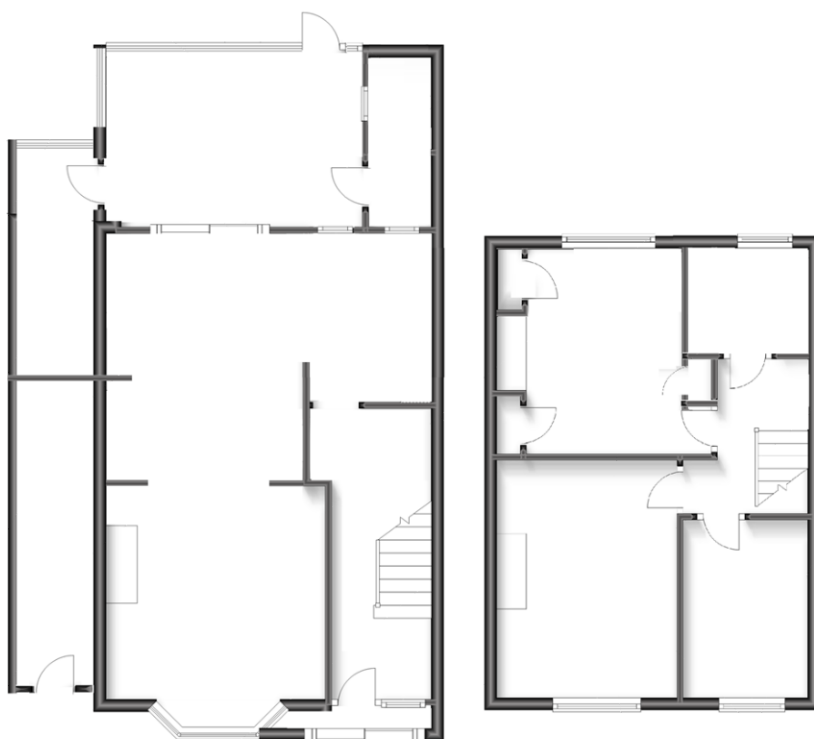
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**COUNCIL TAX – Portsmouth City Council – Band B - £1,696.27 (2025/2026)**

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**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		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

