

bushnell porter



Byerley Road Fratton PO1 5AY



- Entrance hall
- Through lounge/dining room
- Kitchen
- Three piece ground floor bathroom suite
- Three bedrooms
- First floor separate wc
- Double glazing
- Enclosed rear garden



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Other Offices in Hampshire



A three bedroom end of terrace house being sold with no forward chain.

ACCOMMODATION

ENTRANCE HALL via wood grain effect double glazed front door with frosted double glazed fanlight over, adjacent double glazed window, natural wood staircase rising to first floor with banister, carved spindles and newel post, period style natural wood panelled doors to all rooms, understairs storage cupboard housing electric fuses.

LOUNGE/DINING ROOM 25ft (7.64m) x 13ft 4 (4.06m) dual side and front aspect room via double glazed windows, chimney breast with brick mantle and surround, cupboard housing gas and electric meters.

KITCHEN 13ft 7 (4.14m) x 10ft 3 (3.12m) side aspect room via frosted double glazed window, kitchen comprising single bowl single drainer stainless steel sink with chrome taps, marble effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards space for washing machine, space for freestanding fridge/freezer.

REAR LOBBY via natural wood panelled door from kitchen, double glazed door to rear garden, wood grain door to bathroom.

BATHROOM 7ft (2.11m) x 6ft 2 (1.88m) rear aspect room via frosted double glazed window, three piece coloured suite comprising panel enclosed bath with tiled surround, chrome taps, pedestal wash hand basin with chrome taps and tiled splashback, close coupled wc.

FIRST FLOOR SPLIT LEVEL LANDING natural wood skirting boards and architrave and period panelled doors to all rooms.

SEPARATE FIRST FLOOR WC two piece suite comprising low level wc, pedestal wash hand basin with tile splashback and chrome taps, frosted side aspect double glazed window.

BEDROOM 1 13ft 3 (4.05m) x 14ft (4.26m) dual front aspect room via double glazed windows, natural wood skirting boards and architrave.

BEDROOM 2 10ft 8 (3.25m) x 10ft 2 (3.10m) side aspect room via double glazed window, natural wood architraves and skirting boards.

BEDROOM 3 13ft 7 (4.16m) x 10ft 3 (3.13m) side aspect room via double glazed window, built-in cupboard housing hot water heater, natural wood skirting boards and architrave.

OUTSIDE to the front of the property there is access via metal gates leading to front door and wooden gate to rear garden. Rear garden 14ft 6 (4.43m) x 12ft 6 (3.83m).

PARKING PERMIT ZONE – GA - 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>

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

