bushnell porter



Byerley Road Fratton PO1 5AY

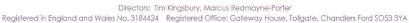


- Entrance hall
- Through lounge/dining room
- Kitchen
- Three piece ground floor bathroom suite
- Three bedrooms
- First floor separate wc
- Double glazing
- Enclosed rear garden



Independent Estate Agents

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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

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES





PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract.









