



Mayles Road

Milton Southsea PO4 8NP



- **Entrance hall with period front leadlight glazed front door**
- **Front aspect lounge with bay window**
- **Ground floor wc**
- **Open plan westerly facing kitchen/family room**
- **Three bedrooms**
- **White three piece upstairs bathroom suite**
- **Gas central heating and double glazing**
- **Westerly facing lawned rear garden**
- **Home office in garden**



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Established
1991



A three bedroom end of terrace family house with east facing front and west facing rear with the added benefit of a home office in the rear garden.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted leadlight coloured glazed period front door with adjacent frosted double glazed window, stairs rising to first floor with banister, spindles and newel post, picture rail, understairs cupboard housing gas and electric meters, panel effect doors to all rooms, panelled radiator, wood grain effect flooring, plain plastered ceiling.

GROUND FLOOR WC two piece suite comprising close coupled wc, rectangular ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, grey bevel edge tiled splashback, storage cupboards below, wood grain effect flooring, plain plastered ceiling.

LOUNGE 11ft 10 (3.63m) x 11ft (3.35m) plus easterly facing front aspect double glazed bay window, panelled radiator, coved and plain plastered ceiling.

OPEN PLAN FAMILY ROOM/KITCHEN 24ft 1 (7.35m) reducing to 21ft (6.40m) x 17ft 4 (5.29m) westerly facing rear aspect room via double glazed windows, part panelled double glazed door leading out onto rear garden. **Dining area** with panelled radiator, wood grain effect flooring, coved and plain plastered ceiling with inset ceiling spotlights.

Kitchen area kitchen with grey shaker design panel effect units with brushed steel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood grain effect work surfaces with grey bevel edge tiled splashback, range of storage cupboards and drawers under, further range of contrasting eyelevel shaker design panel effect units with chrome furniture, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated tumble dryer, further larder cupboards, built-in brushed steel electric oven and microwave, adjacent four ring gas hob with brushed steel cooker hood over, brushed steel effect power points, plain plastered ceiling with inset ceiling spotlights, wood grain effect flooring throughout family room/kitchen area. **Family area** with two double glazed skylight windows set into plain plastered sloping ceiling, built-in storage below window, feature vertical radiator.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, dado rail, coved and plain plastered ceiling, period style panelled doors to all rooms, access to roof space via pull down ladder which is boarded with power and light points and houses boiler.

BEDROOM 1 11ft (3.33m) x 10ft (3.07m) easterly facing front aspect room via double glazed windows, coved and plain plastered ceiling, panelled radiator.

BEDROOM 2 12ft (3.67m) x 8ft 4 (2.56m) westerly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, coved and plain plastered ceiling.

BEDROOM 3 8ft 6 (2.59m) x 9ft (2.76m) westerly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, coved and plain plastered ceiling.

BATHROOM 8ft (2.45m) reducing to 5ft 6 (1.68m) x 7ft (2.12m) reducing to 4ft 2 (1.27m) L-shaped front aspect room via frosted double glazed window, white three piece contemporary style suite comprising deep panel enclosed bath, chrome bath mixer, stone effect tiled surround, separate chrome shower mixer over, glazed screen, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, stone effect tiled splashback, vinyl flooring, chrome towel rail/radiator, coved and plain plastered ceiling, extractor fan.

OUTSIDE to the front of the property is a forecourt approach with brick wall and wrought iron gate, side shared pathway leading to side wooden gate and rear garden. To the rear of the property there is a good sized westerly facing mainly lawned rear garden together with paved patio area, flower borders, side wooden gate, lawned garden leading to home office.

HOME OFFICE 12ft 1 (3.70m) x 7ft 4 (2.25m) part panelled part double glazed door with adjacent double glazed window, power and light points, plain plastered ceiling with inset ceiling spotlights.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate this end of terrace three bedroom family house that has the benefit of a westerly facing rear garden and home office.

PARKING PERMIT ZONE - NB- Proposed area for consultation as rolling programme (Annual Fees may 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 C - £1,938.59 (2025/2026)

FREEHOLD

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The Floor Plan is For Guidance Only And is Not To Scale

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