

bushnell porter



Manor Road Portsmouth PO1 5LB



- Entrance hall
- Front aspect lounge
- Rear aspect dining room
- Inner entrance hall
- Side aspect kitchen
- White three piece downstairs bathroom suite
- Three bedrooms
- Gas central heating and double glazing
- Enclosed rear garden
- No forward chain



Independent Estate Agents

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A three bedroom two reception room mid terrace house overlooking school playing fields for the Portsmouth Academy and being offered for sale with no forward chain.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door, high level cupboard housing gas meter, central heating room thermostat, wood grain effect flooring, doors to lounge and dining room.

LOUNGE 11ft 10 (3.62m) x 9ft 4 (2.84m) front aspect room via double glazed window, panelled radiator, wood grain effect flooring, cupboard housing electric meter and fuses.

DINING ROOM 12ft 3 (3.75m) x 10ft (3.04m) rear aspect room via double glazed window, panelled radiator, wood grain effect flooring.

INNER ENTRANCE FLOOR with stairs rising to first floor with banister, carved spindles and newel post, panelled radiator, wood grain effect flooring, understairs storage cupboard, door to kitchen.

KITCHEN 11ft 2 (3.40m) x 6ft 10 (2.10m) side aspect room via double glazed window, kitchen comprising wood grain effect units with brushed steel furniture, single bowl single drainer stainless steel inset sink unit with chrome taps, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further eyelevel storage cupboards, space for cooker, space for washing machine.

REAR LOBBY part panelled part frosted double glazed door to rear garden, door to bathroom.

BATHROOM 6ft 10 (2.08m) x 5ft 4 (1.64m) rear aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with stone effect tiled surround, chrome bath/shower mixer, pedestal wash hand basin with chrome taps, close coupled wc, panelled radiator, tiling to all walls from floor to ceiling with stone effect tiles.

FIRST FLOOR LANDING via return staircase, side aspect frosted double glazed window, doors to all rooms, access to roof space.

BEDROOM 1 12ft 5 (3.79m) x 11ft 9 (3.58m) front aspect room via double glazed window overlooking Portsmouth Academy playing fields, panelled radiator.

BEDROOM 2 10ft 1 (3.08m) x 9ft 1 (2.78m) rear aspect room via double glazed window, panelled radiator.

BEDROOM 3 6ft 10 (2.10m) x 7ft (2.13m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

OUTSIDE to the rear of the property there is an enclosed elevated paved patio garden approximately 16ft 1 (4.92m) x 11ft 8 (3.55m).

PARKING PERMIT ZONE - GC- 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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SPACE FOR FLOORPLAN

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. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

