

bushnell porter



Cromarty Avenue Milton PO4 8JQ



- Entrance hall with period front door
- Front aspect lounge with period features
- Rear aspect dining room with period features
- L-shaped kitchen/breakfast room/family room
- Blue wood grain panel effect kitchen
- Ground floor wc
- Three bedrooms
- White three piece upstairs contemporary bathroom suite
- Enclosed paved lawned and decked rear garden
- Gas central heating and double glazing
- Period features throughout
- Close to Milton Park



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A three bedroom three reception room extended family home situated close to Milton Park and having been improved by the current owners.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted leadlight coloured glazed period style front door with adjacent matching window, fanlight over, exposed period floorboards, stairs rising to first floor with banister, spindles and carved newel post, cloaks area, period panelled doors to all rooms, understairs storage cupboards via panel effect doors concealing gas, electric meters and fuses, period skirting boards, dado rail and picture rail, plain plastered ceiling, mains powered smoke detector.

GROUND FLOOR WC two piece suite comprising close coupled wc with concealed cistern behind bevel edged tiling, storage shelf over, feature oval sink with monobloc mixer tap sat on half moon table, tiled flooring, inset ceiling spotlight.

LOUNGE 12ft 5 (3.80m) x 12ft 7 (3.83m) plus westerly facing front aspect double glazed bay window looking down Milton Park Avenue and towards Milton Park, central chimney breast with period style decorative wooden mantle and surround, cast iron back, cast iron grate and tiled hearth, exposed period floorboards, period skirting boards, picture rail, coving and decorative ceiling rose, panelled radiator, built-in storage cupboards via panelled doors, book shelves either side of chimney breast (we are advised by the vendors that the fireplace is open).

DINING ROOM 15ft 5 (4.72m) x 9ft 1 (2.79m) central chimney breast with period cast iron mantle and decorative surround, cast iron grate and tiled hearth, adjacent period built-in natural wood dresser with glazed eyelevel storage cupboards, centre mirror, storage bureau and cupboards below, panelled radiator, exposed period floorboards, period skirting boards, dado rail, picture rail, part panelled part single glazed natural wood framed door with adjacent period leadlight coloured glazed windows and fanlight over, adjacent double glazed window all overlooking rear kitchen/family area, plain plastered ceiling.

KITCHEN/BREAKFAST ROOM/FAMILY ROOM 21ft 8 (6.62m) reducing to 8ft 6 (2.61m) x 16ft 8 (5.08m) reducing to 7ft 7 (2.33m) L-shaped rear aspect room, breakfast area with wood block work surfaces with storage cupboards below matching the rest of the kitchen which are blue wood grain panel effect shaker design units, feature exposed brick chimney breast with period wooden mantle and surround, tiled back, cast iron grate and tiled hearth, feature vertical radiator, herringbone wood grain effect flooring, throughout, breakfast area opening out onto main kitchen area/family area. Kitchen comprising ceramic 'Butler' sink with chrome monobloc swan neck mixer tap over set into wood block work surfaces, brushed steel eyelevel double oven, adjacent four ring electric hob with glass splashback and glass cooker hood over, range of storage cupboards and drawers under work surfaces with matching range of eyelevel storage cupboards and under and over pelmet, integrated dishwasher, space for washing machine, space for freestanding fridge/freezer, further vertical radiator. **Family area** double glazed skylight windows, rear aspect double glazed French doors opening out onto paved, lawned and decked rear garden with adjacent double glazed window.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, stairs with central carpet runner, painted edges, period panelled doors to all rooms, plain plastered ceiling, mains powered smoke detector.

BEDROOM 1 12ft 5 (3.80m) x 12ft 7 (3.85m) reducing to 11ft 4 (3.46m) westerly facing front aspect room via double glazed windows looking down Milton Park Avenue and towards Milton Park, central chimney breast with period cast iron mantle and decorative surround and tiled hearth, adjacent period built-in wardrobe with mirror fronted door, storage drawer below, exposed period floorboards, period skirting boards, picture rail and ceiling coving, panelled radiator.

BEDROOM 2 15ft 5 (4.71m) x 9ft 2 (2.80m) reducing to 8ft (2.44m) easterly facing rear aspect room via double glazed window overlooking rear gardens, central chimney breast with period cast iron mantle and decorative surround, tiled hearth, adjacent period built-in wardrobe via panelled door and storage drawer below, exposed period painted floorboards, panelled radiator, period skirting boards, picture rail, plain plastered ceiling, access to roof space via pull down ladder.

BEDROOM 3 12ft (3.66m) x 8ft 5 (2.57m) easterly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, corner chimney breast, period skirting boards and picture rail, plain plastered ceiling, period panelled door to storage cupboards housing boiler.

BATHROOM 5ft 9 (1.76m) x 5ft 7 (1.72m) westerly facing front aspect room via frosted double glazed window, white three piece contemporary style suite comprising deep panel enclosed bath with black taps, matching black thermostatically controlled shower mixer with separate handheld shower head and principle sunflower shower head over, white bevel edged tiled surround, glazed screen, rectangular ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, storage cupboard below via panel effect doors, close coupled wc, towel rail/radiator, white bevel edged tiling to all walls to dado level, tiled flooring, plain plastered ceiling with inset ceiling spotlights, extractor fan/light, frosted borrowed light from landing, part panelled part frosted single glazed door to landing.

OUTSIDE to the front of the property there is a flagstone paved forecourt with period style tiled pathway leading from pavement to front door, brick retaining wall, capping stones, glass canopy. To the rear of the property there is an enclosed easterly facing rear garden approximately 29ft (8.84m) x 19ft 2 (5.86m), flagstone lawned and decked garden, main flagstone paved patio area with outside light and tap, central lawn area with flower border, raised decked area with space for timber shed.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the size, layout, finish and period features that this three bedroom single bay and forecourt family home has to offer.

COUNCIL TAX – Portsmouth City Council – Band C - £2,037.07 (2026/2027)

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

