



Brampton Lane

Anchorage Park PO3 5TB



- **Entrance porch**
- **Front aspect lounge/dining room**
- **Wood grain effect kitchen**
- **Conservatory overlooking rear garden**
- **Two bedrooms**
- **White three piece side aspect bathroom**
- **Front and side garden area**
- **Enclosed decked and slate chipped southerly rear garden**
- **Electric heating and double glazing**
- **Garage with parking in front**
- **Cul-de-sac location**
- **No forward chain**



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Established
1991



A two bedroom semi-detached house on a corner plot in cul-de-sac location with the added benefit of having a single garage. No forward chain.

ACCOMMODATION

ENTRANCE PORCH via double glazed front door with fanlight, adjacent double glazed side aspect window, built-in double cloaks cupboard via louvered doors concealing hanging rail and storage space, blanket double storage cupboard over, telephone point, Georgian style wood grain panel effect door leading through to lounge/dining room.

LOUNGE/DINING ROOM 17ft 1 x 12ft 1 front aspect room via double glazed window overlooking cul-de-sac, open plan staircase rising to first floor with banister, carved spindles and newel post, understairs storage/recess, two wall mounted electric heaters, television point, lounge/dining room opening through door frame to kitchen.

KITCHEN 12ft x 7ft dual side and rear aspect room, to the rear double glazed window overlooking conservatory, to the side double glazed window, kitchen comprising wood grain effect units with brushed steel furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, black granite effect roll edged work surfaces with black bevel edge tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for washing machine, space for dishwasher, space for freestanding fridge/freezer, wood laminate flooring, built-in brushed steel electric oven with four ring electric hob and brushed steel cooker hood over, double glazed door to conservatory/sun room.

CONSERVATORY/SUN ROOM 11ft 6 x 7ft 8 to the side double glazed window, to the rear double glazed windows plus double glazed French doors opening out onto decked and slate chipped southerly aspect rear garden, power and light points.

FIRST FLOOR LANDING access to roof space, natural wood Georgian style panelled doors to all rooms.

BEDROOM 1 12ft 1 x 8ft 7 plus entrance recess, dual front aspect room via double glazed windows, wall mounted electric heater, television point.

BEDROOM 2 12ft 1 x 7ft southerly rear aspect room via double glazed window overlooking rear gardens, wall mounted electric heater, built-in bulk head storage cupboard/airing cupboard with lagged cylinder, television point.

BATHROOM 8ft 1 x 5ft 8 reducing to 4ft 7 side aspect room via frosted double glazed window, white three piece bathroom suite comprising panel enclosed bath with chrome bath mixer tap, electric shower over, glazed screen, tiled surround, close coupled w.c., pedestal wash hand basin with chrome monobloc swan neck mixer tap, tiled splashback, tiling to all walls with stone effect tiling from floor to ceiling, chrome towel rail/radiator, inset ceiling halogen spotlights and extractor fan, ceramic floor tiles.

OUTSIDE to the front of the property there is a lawn and shingled front and side garden area with paved pathway, flower borders, outside courtesy light, adjacent to the property there is an off-road parking area immediately in front of a **single garage** via metal up and over door. To the rear of the property there is an enclosed southerly aspect rear garden approximately 20ft x 17ft plus side area with outside tap, wooden gate to side of property, main decked area leading onto slate chipped area with railway sleeper edging, flower borders.

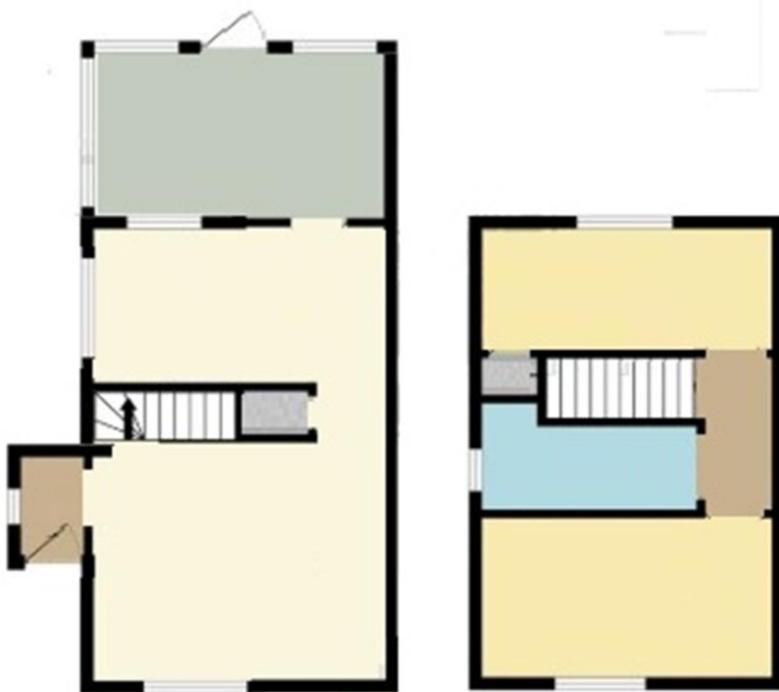
COUNCIL TAX – Portsmouth City Council – Band C - £1,938.59 (2025/2026)

FREEHOLD

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

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