bushnell porter



Liss Road

Southsea PO4 8AR



- **Entrance hall**
- **Front aspect lounge with bay window and period fireplace**
- **Dining room with original dresser**
- **Breakfast room**
- **Rear aspect kitchen**
- **Three bedrooms**
- **White three piece upstairs bathroom suite**
- **Gas central heating (not tested)**
- **Double glazing**
- **Period features**
- **Enclosed southerly aspect rear garden**
- **No forward chain**

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnell-porter.com w: www.bushnell-porter.com

Directors: Tim Kingsbury, Marcus Redmayne-Porter

Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

Other Offices in Hampshire

A three bedroom two/three reception room double bay and forecourt house with period features and southerly aspect courtyard rear garden. No forward chain.

ACCOMMODATION

ENTRANCE HALL via period part panelled part frosted leadlight coloured single glazed front door with period frosted leadlight coloured glazed fanlight over with the name of the house Cotswold. Stairs rising to first floor with banister, carved spindles and newel post, period skirting board, dado rail, picture rail, ceiling coving and decorative ceiling rose, period panelled doors to all rooms, panelled radiator, understairs cloaks area, understairs storage cupboard housing gas and electric meters and fuses.

LOUNGE 12ft 9 (3.89m) x 10ft 8 (3.26m) plus front aspect double glazed bay window with frosted leadlight coloured double glazed fanlights over, central chimney breast with period mantle and surround, decorative tiled inserts and tiled hearth, cast iron grate, period skirting boards, picture rail, coving and decorative ceiling rose, panelled radiator, television point.

DINING ROOM 11ft 5 (3.48m) x 8ft 6 (2.60m) rear aspect room via part panelled part single glazed door leading to side and rear storage area with adjacent single glazed window, chimney breast with floor mounted boiler, built-in period dresser unit with eyelevel glazed display cupboards, storage cupboards and drawers below, adjacent matching storage cupboard via panelled door, panelled radiator, L-shaped side storage area with ceramic wash hand basin, tiled flooring, double glazed polycarbonate sloping roof.

BREAKFAST ROOM 14ft 10 (4.54m) x 10ft 3 (3.12m) side aspect room via frosted double glazed window, panelled radiator, period skirting boards, picture rail, coving and decorative ceiling rose, period frosted leadlight coloured glazed windows and fanlights over with door frame leading through to kitchen.

KITCHEN 9ft 2 (2.80m) x 6ft 9 (2.07m) plus kitchen recess 6ft (1.83m) x 3ft (0.92m) dual side and rear aspect room, to the side part panelled part frosted double glazed door to rear garden with frosted fanlight over, double glazed rear aspect window overlooking garden, kitchen comprising single bowl single drainer stainless steel sink with chrome mixer tap over, roll edge work surfaces, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards and display glazed cupboard, space for cooker, space for freestanding fridge/freezer, recess area with further range of storage cupboards and drawers and work surface.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, built-in linen cupboard, part panelled part frosted glazed doors to all rooms.

BEDROOM 1 14ft 1 (4.30m) x 12ft 8 (3.86m) plus front aspect double glazed bay window, panelled radiator, period skirting boards, picture rail.

BEDROOM 2 11ft 5 (3.48m) x 8ft 4 (2.55m) panelled radiator, rear aspect southerly facing double glazed window overlooking rear gardens.

BEDROOM 3 13ft (3.97m) x 10ft 2 (3.10m) plus entrance recess, rear aspect room via double glazed southerly facing window overlooking rear gardens, panelled radiator, period skirting boards and picture rail.

BATHROOM 7ft (2.13m) max. x 5ft (1.54m) max. side aspect room via frosted double glazed window, three piece suite comprising P-shaped panel enclosed bath with chrome bath/shower mixer, tiled surround, curved shower screen, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, tiled surround, vinyl flooring, access to roof space.

OUTSIDE to the front of the property there is a forecourt approach with period tiled flooring, to the rear of the property there is an enclosed paved southerly aspect rear garden with raised flower borders, side storage area.

PARKING PERMIT ZONE – ME - 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 - £1,782.44 (2026/2027) FREEHOLD

N.B. AGENTS NOTES: The property is currently going through probate, therefore exchange and completion cannot take place until probate is granted.

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



The Floor Plan is For Guidance Only

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REF:TK/SC/281026/4893







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

