

bushnell porter



Burlington Road

Portsmouth PO2 0DP



- Entrance lobby
- Through lounge/dining room
- Ground floor wc
- Kitchen/breakfast room
- Lean to
- Three bedrooms
- First floor wet room/Bathroom
- Gas central heating
- Double glazing
- Enclosed easterly facing rear garden
- No forward chain



Independent Estate Agents

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A three bedroom double bay and forecourt house with through lounge/dining room, an easterly facing rear garden and being sold with no forward chain.

ENTRANCE LOBBY via part panelled part frosted leadlight coloured double glazed front door, frosted borrowed light from lounge/dining room, frosted fifteen pane glazed door leading to lounge/dining room.

LOUNGE/DINING ROOM 25ft 10 (7.89m) x 14ft (4.29m) (incorporating entrance lobby) through room front to back, double glazed front aspect bay window, rear aspect double glazed sliding patio door leading to rear garden, two panelled radiators, chimney breast with wooden mantle and surround, tiled back and hearth, open tread staircase rising to first floor.

INNER ENTRANCE HALL door frame leading through to kitchen, folding door to ground floor wc.

GROUND FLOOR WC comprising close coupled suite, side aspect frosted double glazed window.

KITCHEN/BREAKFAST ROOM 14ft 5 (4.40m) x 10ft 1 (3.07m) max. dual side and rear aspect room via double glazed windows, to the rear further part panelled part double glazed door to lean to, kitchen comprising wood grain panel effect units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome mixer taps over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for freestanding fridge/freezer, space for cooker, wall mounted boiler.

LEAN TO 10ft 5 (3.19m) x 6ft 3 (1.92m) plus recess, space for washing machine, space for tumble dryer, tiled flooring, central double glazed French doors opening out onto easterly facing paved rear garden with adjacent wooden framed windows, polycarbonate sloping roof.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, period panelled doors to bedrooms, sliding door to bathroom/wet room, panelled radiator, landing linen cupboard via panelled door with storage drawers below, access to roof space.

BEDROOM 1 14ft 1 (4.31m) x 12ft 6 (3.81m) plus front aspect double glazed bay window, panelled radiator, fitted bedroom furniture with one double one single wardrobe concealing hanging rail and storage shelf space, corner display shelves with storage drawers below, blanket cupboards over, further triple wardrobe, one mirror fronted door.

BEDROOM 2 13ft (3.95m) x 8ft 3 (2.53m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

BEDROOM 3 10ft 3 (3.12m) x 10ft 5 (3.18m) plus entrance recess, rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

WET ROOM/BATHROOM 7ft 3 (2.21m) x 6ft 1 (1.85m) side aspect room via frosted double glazed window, corner wet room shower with two tiled walls, electric shower mixer rail and curtain, close coupled wc, pedestal wash hand basin with chrome taps and tiled splashback, tiling to all walls from floor to ceiling, wall mounted electric heater.

OUTSIDE to the front of the property there is a forecourt approach, to the rear of the property there is an enclosed easterly facing paved rear garden approximately 31ft 7 (9.65m) x 15ft (4.55m) central paved patio area with raised flower borders, side storage area, brick built storage shed via wooden door, glazed window.

COUNCIL TAX – Portsmouth City Council – Band B - £1,782.44 (2026/2027)

FREEHOLD

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

