

bushnell porter



Shelford Road

Milton Southsea PO4 8NU



- Entrance hall
- Front aspect lounge
- Rear aspect dining room
- Cream panel effect rear aspect kitchen
- Lean to
- Outside wc
- Three bedrooms
- Upstairs bathroom suite
- Gas central heating & double glazing
- Westerly facing rear garden
- No forward chain



Independent Estate Agents

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A three bedroom two reception room mid terrace house with east/west orientation with gas central heating, double glazing and enclosed westerly facing rear garden. For sale with no forward chain.

ENTRANCE HALL via part panelled part frosted double glazed front door with frosted double glazed fanlight over, adjacent double glazed leadlight effect window, stairs rising to first floor, telephone point, panelled radiator, understairs cloaks area, understairs cupboard housing meters, period ceiling coving.

LOUNGE 11ft 9 (3.58m) x 11ft (3.35m) plus easterly facing double glazed front aspect window, two panelled radiators, period coving and decorative ceiling rose, frosted double glazed sliding doors leading through to dining room.

DINING ROOM 17ft 2 (5.35m) x 11ft 10 (3.62m) max. rear aspect room via part panelled part leadlight glazed period door with adjacent matching windows and fanlight over, corner chimney breast with wooden mantle and surround, marble effect back and hearth, period ceiling coving, part panelled part leadlight single glazed period door to kitchen with adjacent single glazed window.

KITCHEN 10ft (3.03m) x 6ft 10 (2.10m) cream panel effect units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, built-in brushed steel electric oven with four ring electric hob and integrated cooker hood over, integrated dishwasher, vinyl flooring, single glazed rear aspect window, double glazed side aspect door leading into lean to.

LEAN TO 9ft 4 (2.85m) x 5ft 1 (1.55m) rear aspect via double glazed door with adjacent double glazed windows, double glazed roof, space for washing machine, vinyl flooring.

FIRST FLOOR LANDING access to roof space, doors to all rooms.

BEDROOM 1 13ft 8 (4.16m) x 11ft (3.35m) easterly facing front aspect room via double glazed window, panelled radiator, corner chimney breast.

BEDROOM 2 12ft (3.65m) x 9ft 10 (3.00m) westerly facing rear aspect room via double glazed window overlooking rear gardens, built-in cupboard housing boiler, corner chimney breast.

BEDROOM 3 8ft 10 (2.70m) x 8ft 7 (2.61m) westerly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator.

BATHROOM 5ft 6 (1.68m) x 5ft (1.52m) white three piece suite comprising panel enclosed bath with tiled surround, chrome bath taps, pedestal wash hand basin with chrome monobloc mixer tap, close coupled wc, chrome towel rail/radiator, tiled flooring, front aspect frosted easterly facing double glazed window.

OUTSIDE to the front of the property there is forecourt approach with brick wall, shared pathway leading down the side of the property to the rear garden. To the rear of the property there is an enclosed westerly facing mainly laid to lawn rear garden with flower borders, blocked paved patio area, side wooden gate leading to front of property, outside tap, part panelled part single glazed door leading to small storage cupboard, further panelled door leading to outside wc with low level suite.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the potential that this three bedroom family home with west facing garden has to offer.

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

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<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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

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REF: TK/SC/150826/4877



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

