

bushnell porter



Bonchurch Road Milton Southsea PO4 8RY



- Entrance hall
- Front aspect lounge with bay window
- Rear aspect dining room
- Wood grain panel effect kitchen
- Utility area
- Ground floor wc
- Lean to overlooking rear garden
- Three bedrooms
- Two piece upstairs bathroom suite
- Double glazing
- Enclosed lawned rear garden
- No forward chain



Independent Estate Agents

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A three bedroom two reception room mid terrace single bay and forecourt house with good sized rear garden situated close to Eastern Road and being sold with no forward chain.

ACCOMMODATION

ENTRANCE HALL via double glazed front door with frosted double glazed fanlight light and adjacent frosted window, stairs rising to first floor with banister, carved spindles and newel post, understairs cloaks area, wall mounted electric panel heater, high level cupboard housing electric meter, understairs storage cupboard housing gas meter, period skirting boards, picture rail, coving and decorative ceiling rose, doors to all rooms.

LOUNGE 12ft (3.63m) x 11ft 1 (3.38m) plus front aspect southerly facing bay window, central chimney breast with wooden mantle, brick effect surround, tiled hearth, period skirting boards, picture rail and ceiling coving.

DINING ROOM 13ft 5 (4.09m) x 8ft 9 (2.68m) rear aspect room via frosted single glazed door with adjacent period leadlight coloured glazed window and fanlight over, adjacent single glazed period sash window, central chimney breast with wooden mantle, tiled surround and tiled hearth, period skirting boards, picture rail and ceiling coving.

KITCHEN 10ft 3 (3.14m) reducing to 9ft 1 (2.78m) x 7ft 7 (2.33m) rear aspect room via period style sash window overlooking lean to with adjacent part frosted single glazed door leading to utility area, kitchen comprising wood grain panel effect units with wooden furniture, single bowl single drainer stainless steel inset sink unit with chrome taps, marble effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for cooker, vinyl flooring, door leading through to utility area.

UTILITY AREA with space for washing machine, 'Belfast' sink with tiled splashback, chrome tap over, frosted single glazed door leading through to lean to, door through to ground floor wc.

GROUND FLOOR WC comprising close coupled suite, wall mounted electric panel radiator, frosted side and rear aspect double glazed windows.

LEAN TO 10ft 4 (3.17m) x 9ft 7 (2.94m) rear aspect room via double glazed sliding patio doors with adjacent double glazed windows opening out onto paved and lawned good sized rear garden, vinyl flooring, power and light points.

FIRST FLOOR GALLERIED LANDING with banister, carved spindles and newel post, wall mounted electric panelled heater, period skirting boards, doors to all rooms, part panelled part frosted single glazed door to bathroom.

BEDROOM 1 12ft (3.66m) x 11ft (3.37m) reducing to 9ft 10 (3.00m) front aspect room via double glazed window, central chimney breast with adjacent built-in wardrobe via louvered doors concealing hanging rail and storage shelf space, wall mounted electric power heater.

BEDROOM 2 13ft 5 (4.09m) x 8ft 10 (2.69m) reducing to 7ft 7 (2.32m) rear aspect room via double glazed window overlooking rear gardens, built-in wardrobe via louvered door concealing hanging rail space.

BEDROOM 3 10ft 6 (3.22m) reducing to 9ft 1 (2.79m) x 7ft 8 (2.34m) rear aspect room via double glazed window overlooking rear gardens.

BATHROOM 6ft (1.83m) x 5ft 4 (1.64m) front aspect room via frosted double glazed window, two piece coloured suite comprising panel enclosed bath with chrome taps and tiled surround, chrome shower mixer over, pedestal wash hand basin with chrome taps, vinyl flooring wall mounted electric fan heater, wall mounted boiler.

OUTSIDE to the front of the property there is a forecourt approach with period style tiled flooring. To the rear of the property there is an enclosed paved and lawned rear garden approximately 48ft (14.63m) in length x 17ft 1 (5.22m) paved patio area with central paved meandering path with lawn area, flower borders with mature shrubs.

NB: AGENTS NOTES an internal inspection is recommended to appreciate the potential that this three bedroom two reception room single bay and forecourt house 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



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		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G	18 G	

