

# bushnell porter



## Wainscott Road

Eastney, Southsea, PO4 9NN



- Entrance lobby
- Front aspect lounge
- Rear aspect dining room
- Ground floor bathroom
- Kitchen
- Two bedrooms
- Double glazing
- Enclosed rear garden
- No forward chain
- Cul-de-sac location



### Independent Estate Agents

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Other Offices in Hampshire



**A two bedroom two reception room mid terrace house situated in the cul-de-sac location of 'Eastney Village' and being sold with no forward chain.**

## **ACCOMMODATION**

**ENTRANCE LOBBY** via part panelled part frosted double glazed front door, gas and electric meters.

**LOUNGE** 12ft 6 (3.82m) x 11ft 1 (3.38m) (including entrance lobby), chimney breast with wooden mantle and surround, understairs recess with storage cupboard, door leading through to dining room.

**DINING ROOM** 12ft 6 (3.83m) x 9ft 4 (2.84m) rear aspect room via double glazed window, door leading to staircase to rise to first floor, single panelled radiator.

**INNER HALLWAY** doors to kitchen and bathroom.

**BATHROOM** 7ft 10 (2.40m) x 4ft (1.22m) side aspect room via frosted double glazed window, walk-in shower with electric shower mixer, close coupled wc, pedestal wash hand basin with chrome taps, panelled radiator, wall mounted electric heater.

**KITCHEN** 8ft 7 (2.62m) x 7ft 3 (2.21m) dual side and rear aspect room via double glazed windows, side aspect part panelled part double glazed door leading to rear garden, kitchen comprising single bowl single drainer stainless steel sink unit, wood effect roll edge work surfaces with tiled splashback, storage cupboards and drawers under, further range of eyelevel storage cupboards, space for freestanding fridge/freezer, space for cooker, space for washing machine, panelled radiator.

**FIRST FLOOR LANDING** access to loft space, doors to bedroom one and bedroom two.

**BEDROOM 1** 12ft 5 (3.80m) x 11ft 1 (3.38m) front aspect room via double glazed window, panelled radiator, central chimney breast, built-in storage cupboard.

**BEDROOM 2** 12ft 5 (3.79m) x 9ft 5 (2.88m) rear aspect room via double glazed window overlooking rear garden, built-in storage cupboard, panelled radiator, wall mounted boiler.

**OUTSIDE** to the rear of the property there is an enclosed garden.

**PARKING PERMIT ZONE - MG- 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 - £1,696.27 (2025/2026)**

## **LEASEHOLD**

**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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

