bushnell porter



Godwit Road, Moorings Way

Milton PO4 8XY



- **Corner plot**
- **Entrance hall ground floor wc**
- **Through lounge/dining room**
- **White high gloss panel effect kitchen**
- **Three bedrooms**
- **White three piece refitted shower room**
- **Gas central heating, double glazing and some triple glazing**
- **Front, side and rear gardens**
- **Single garage in block**
- **Close to Milton Common & Schools**

Independent Estate Agents

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The Property Ombudsman

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A three bedroom end-terrace family house is situated on a corner plot close to Milton Common and local schools. The property has the benefit of single garage to the rear in a block. This property is offered for sale for the first time in over 45 years with no forward chain.

ENTRANCE HALL via part panelled part frosted double glazed front door with adjacent frosted double glazed windows, ceramic tiles throughout entrance hall leading through to kitchen and lounge/dining room, doors to all rooms, stairs rising to first floor, panelled radiator, understairs storage cupboard housing meters, central heating room stat.

GROUND FLOOR WC two piece suite comprising close coupled w.c, wall mounted wash hand basin with chrome monobloc mixer tap, tiling to all walls, frosted front aspect double glazed window, panelled radiator.

LOUNGE/DINING ROOM 24ft (7.32m) reducing to 10ft 2 (3.12m) x 11ft (3.36m) reducing to 8ft 7 (2.63m) front to rear aspect room via triple glazed front aspect window overlooking front garden, to the rear double glazed sliding patio doors overlooking rear garden, two panelled radiators, television point, serving hatch, wall light points, tiled flooring.

KITCHEN 13ft 3 (4.06m) x 8ft 8 (2.65m) incorporating under stairs storage cupboard, rear aspect room via part panelled part double glazed stable door with adjacent window overlooking rear garden, kitchen comprising white high gloss panel effect units with brushed steel effect furniture, one and half bowl resin inset sink unit with chrome monobloc mixer tap 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 washing machine, cooker and fridge and freezer, cooker hood over space for cooker, panelled radiator.

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

BEDROOM 1 11ft 10 (3.60m) x 11ft 1 (3.40m) dual side and front aspect room via triple glazed windows, panelled radiator, built-in wardrobe concealing hanging rail and storage space, blanket cupboard over.

BEDROOM 2 9ft 8 (2.96m) x 9ft 1 (2.77m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, two built-in cupboards one concealing hanging rail and storage shelf space the other a wall mounted boiler.

BEDROOM 3 8ft 5 (2.57m) x 6ft 8 (2.03m) ear aspect room via double glazed window overlooking rear gardens, panelled radiator.

SHOWER ROOM 8ft (2.44m) x 6ft 3 (1.92m) including bulkhead storage cupboard (L-shaped room), front aspect room via frosted double glazed window, white three refitted suite, comprising walk in shower with tiled walls and glazed screen, chrome thermostatic shower mixer with separate hand held shower head and principle sunflower shower head over, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, close coupled w.c, chrome towel rail/radiator, stone effect tiling to all walls.

OUTSIDE to the front of the property there is a well-stocked garden area with mature flowers and shrubs, further side flower borders and wooden gate to rear garden. To the rear of the property there is an enclosed mostly laid to lawn garden approximately 27ft 6 (8.38m) x 23ft 8 (7.23m) plus side storage are and wooden gate to front of property, paved patio area and pathway leading to rear wooden gate leading to garage in block. Flower borders with mature flowers and shrubs.

GARAGE single garage to the rear of property in a block.

An internal inspection is highly recommended to appreciate this three bedroom family house that is situated on a corner plot and close to local schools and Milton Common.

COUNCIL TAX – Portsmouth City Council – Band C - £2,037.07 (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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

