

bushnell porter



Kite Close

Waterlooville PO8 9UJ



- Entrance hall
- Ground floor wc
- Wood grain effect kitchen
- Rear aspect lounge/dining room
- Two bedrooms
- White three piece bathroom suite
- Gas central heating & double glazing
- Enclosed paved and artificially turfed rear garden
- Off road parking area
- No forward chain



Independent Estate Agents

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A two bedroom mid terrace house with off road parking and being offered for sale with no forward chain.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door, panelled radiator, telephone point, wood grain panel effect doors to all rooms, plain plastered ceiling, mains powered smoke detector, central heating room thermostat.

GROUND FLOOR WC 5ft 8 (1.74m) x 2ft 9 (0.86m) front aspect room via frosted leadlight double glazed window, white two piece suite comprising close coupled wc, white corner wash hand basin with chrome taps and tiled splashback, panelled radiator, plain plastered ceiling, electrical fuse box.

KITCHEN 9ft 3 (2.84m) x 5ft 7 (1.70m) front aspect room via leadlight double glazed window overlooking front parking area, kitchen comprising wood grain effect units, single bowl single drainer stainless steel 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 for freestanding fridge/freezer, space for washing machine, built-in brushed steel electric oven with four ring gas hob and brushed steel cooker hood over, wall mounted boiler with control panel, vinyl flooring, plain plastered ceiling with inset ceiling spotlights.

LOUNGE/DINING ROOM 15ft 5 (4.71m) reducing to 8ft 7 (2.62m) x 12ft 3 (3.74m) reducing to 8ft 10 (2.71m) L-shaped rear aspect room via double glazed sliding patio doors opening out onto paved and artificially turfed rear garden, panelled radiator, television point, coved and plain plastered ceiling, wood grain panel effect door to understairs storage cupboard.

FIRST FLOOR GALLERIED LANDING with banister, spindles and newel post, wood grain panel effect doors to all rooms, access to roof space, mains powered smoke detector, plain plastered ceiling.

BEDROOM 1 12ft 3 (3.74m) x 8ft 8 (2.64m) rear aspect room via double glazed window overlooking rear gardens, panelled radiator, television point, plain plastered ceiling.

BEDROOM 2 10ft 2 (3.10m) reducing to 8ft 9 (2.66m) x 9ft 4 (2.86m) reducing to 5ft (1.54m) L-shaped front aspect room via leadlight double glazed windows, panelled radiator, built-in double wardrobe via wood grain panel effect doors concealing hanging rail and storage shelf space, adjacent further wood grain panel effect door concealing lagged cylinder.

OUTSIDE to the front of the property there is a small lawned area with adjacent off road parking space. To the rear of the property there is an enclosed paved an artificially turfed rear garden approximately 26ft (7.94m) x 13ft 8 (4.16m) paved patio area with step up to artificially turfed lawn area, rear area with space for shed, side wooden garden.

COUNCIL TAX – Havant Borough Council – Band B - £1,314.53 (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		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

