bushnell porter



Wykeham Road

Portsmouth PO2 0EG



- **Entrance hall**
- **Front aspect lounge**
- **Cream high gloss middle kitchen**
- **Dining room**
- **Lean to**
- **Ground floor wc**
- **Three bedrooms**
- **Upstairs shower room**
- **Double glazing**
- **Enclosed rear garden**
- **Cul-de-sac location**
- **No forward chain**

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The Property Ombudsman

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A three bedroom two reception room single bay and forecourt house situated in a cul-de-sac location offered for sale with no forward chain.

ACCOMMODATION

ENTRANCE HALL via frosted double glazed front door with frosted double glazed fanlight over, stairs rising to first floor with banister, carved spindles and newel post, period skirting boards, coving, decorative ceiling rose, period panelled doors to all rooms, understairs cloaks area, understairs storage cupboard housing meters.

LOUNGE 11ft 10 (3.62m) x 9ft 9 (2.98m) plus front aspect double glazed bay window, central chimney breast with stone effect fire surround, television point, period skirting boards, picture rail and decorative ceiling rose.

KITCHEN 17ft 9 (5.42m) x 7ft 7 (2.33m) rear aspect room via part panelled part double glazed door leading to side storage area and rear garden, kitchen comprising high gloss units with brushed steel effect furniture, single bowl single drainer stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback and decorative inset tiles, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, integrated fridge/freezer, built-in microwave, adjacent four ring gas hob with integrated cooker hood over, brushed steel double electric oven and grill below, space for washing machine, further range of eyelevel storage cupboards and shelves and storage cupboards below, built-in wine rack, space for small dining table, vinyl flooring.

DINING ROOM 13ft 4 (4.08m) x 9ft 5 (2.89m) rear aspect room via period part panelled part single glazed rear door to lean to with adjacent frosted leadlight coloured glazed windows, central chimney breast with gas point, marble effect hearth, adjacent period built-in dresser unit with glazed eyelevel display cupboards with shelving, storage cupboards below, period skirting board.

LEAN TO with double glazed sliding patio doors leading out onto rear garden, double glazed polycarbonate roof, door frame recess leading through to ground floor wc.

GROUND FLOOR WC comprising close coupled seat with concealed cistern, marble effect roll edge work surfaces with tiled surround, decorative dado tile, wall mounted wash hand basin with chrome monobloc mixer tap and pop-up waste, wood grain effect storage cupboard below with chrome furniture, single glazed frosted side and rear aspect windows.

FIRST FLOOR LANDING with banister, carved spindles and newel post, access to roof space, period panelled doors to all rooms, period built-in linen cupboards via panelled doors with storage drawers below.

BEDROOM 1 13ft (3.97m) reducing to 11ft 9 (3.60m) x 11ft 10 (3.61m) front aspect room via double glazed windows, central chimney breast with wooden mantle and surround, adjacent built-in double wardrobe with mirror fronted sliding doors, period skirting boards and picture rail.

BEDROOM 2 12ft (3.64m) x 7ft 8 (2.35m) rear aspect room via double glazed window overlooking rear gardens.

BEDROOM 3 12ft 9 (3.90m) x 9ft 5 (2.88m) reducing to 8ft 3 (2.53m) rear aspect room via double glazed tilt and turn window overlooking rear gardens, built-in double wardrobe via mirror fronted sliding doors.

SHOWER ROOM three piece suite comprising corner shower cubicle with two tiled walls with decorative dado tile, shower mixer, glazed door/screen, corner wash hand basin with chrome monobloc mixer tap, storage cupboard below, further eyelevel storage cupboard with mirror front and light over, close coupled wc, frosted side aspect double glazed window, tiling to all walls from floor to ceiling.

OUTSIDE to the front of the property there is forecourt approach, to the rear there is an enclosed artificially turfed and paved patio garden with flower borders with mature flowers and shrubs, side storage area.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate the potential that this three bedroom single bay and forecourt property situated in a cul-de-sac location has to offer.

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

