

# bushnell porter



**203 Twyford Avenue  
Portsmouth PO2 8HZ**

**£199,995**

- Entrance hall
- Dual aspect lounge
- Side aspect kitchen
- Ground floor wet room
- Ground floor wc
- Three first floor bedrooms
- Three piece upstairs coloured bathroom suite
- Integral garage
- Gas central heating and double glazing



## Independent Estate Agents

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Other Offices in Hampshire



**A three bedroom two reception room corner property with the benefit of an integral garage.**

## **ACCOMMODATION**

**ENTRANCE HALL** via double glazed panelled front door with adjacent frosted double glazed window, stairs rising to first floor, single panelled radiator, understairs storage cupboard, central heating room thermostat.

**LOUNGE** 13ft 1 (3.98m) x 11ft 3 (3.44m) dual side and front aspect room via double glazed windows, double panelled radiator, wood grain effect vinyl flooring, two wall light points.

**KITCHEN** 11ft 2 (3.42m) x 8ft 10 (2.70m) front aspect room via double glazed window overlooking Newcomen Road, granite effect high gloss units with brushed steel furniture, double bowl single drainer corner inset sink unit with chrome mixer tap over, work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, space for washing machine, space for fridge/freezer, wall mounted water heater, double panelled radiator, vinyl flooring, door to wet room.

**WET ROOM** 7ft 6 (2.30m) x 5ft (1.54m) front aspect room via frosted double glazed window, electric shower mixer, close coupled wc, wash hand basin with chrome monobloc mixer tap over, single panelled radiator, door to garage, door to separate wc.

**SEPARATE WC** comprising close coupled suite, wall mounted wash hand basin with chrome taps, single panelled radiator, extractor fan.

**GARAGE** 16ft 2 (4.94m) x 8ft 9 (2.68m) power and light points, radiator, wall mounted boiler, gas and electric meters and fuses.

**FIRST FLOOR LANDING** front and rear aspect double glazed window, single panelled radiator, doors to all rooms.

**BEDROOM 1** 13ft (3.97m) x 11ft 2 (3.42m) dual front and side aspect room via double glazed window, double panelled radiator, wall light point.

**BEDROOM 3** 8ft 3 (2.52m) reducing to 5ft 1 (1.56m) x 9ft (2.74m) reducing to 6ft (1.83m) front aspect room via double glazed window overlooking Newcomen Road, single panelled radiator.

**BEDROOM 2** 16ft 3 (4.96m) x 8ft 8 (2.65m) front aspect room via double glazed window overlooking Newcomen Road, single panelled radiator, built-in cupboard.

**BATHROOM** 8ft 2 (2.49m) x 5ft 6 (1.69m) front aspect room via frosted double glazed window, three piece coloured suite comprising panelled enclosed bath with tiled surround, chrome taps, close coupled wc, pedestal wash hand basin with chrome taps and tiled splashback, single panelled radiator, access to roof space.

**PARKING PERMIT ZONE – FG - 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 - £1,782.44 (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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These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract.

REF: TK/SC/140325/4805



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

