

bushnell porter



**Godwit Road,
Moorings Way,
Milton, Southsea, PO4 8YS**



- Entrance hall
- Front aspect lounge
- Rear aspect kitchen/dining room
- Ground floor bedroom three
- Ground floor cloakroom
- Two first floor bedrooms
- Four piece upstairs family bathroom suite
- Double glazing
- Driveway, integral garage
- Westerly facing paved rear garden
- Cul-de-sac location
- Close to Milton Common
- No forward chain



Independent Estate Agents

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A three bedroom link semi-detached self-build property situated in a cul-de-sac location close to Milton Common that is coming to the market for the first time since being built by the owners under the self-build scheme.

ACCOMMODATION

COURTESY ENTRANCE PORCH via part panelled part frosted double glazed front door with frosted double glazed adjacent windows, part panelled part frosted single glazed door to inner entrance hall.

INNER ENTRANCE HALL with stairs rising to first floor with banister, carved spindles and newel post, doors to all rooms, understairs storage area, telephone point.

LOUNGE 18ft (5.46m) x 11ft 3 (3.43m) front aspect easterly facing room via double glazed picture window, television point, wooden fire surround with marble effect back and hearth, wall light point, frosted glazed door leading through to kitchen/dining room.

KITCHEN/DINING ROOM 17ft 2 (5.24m) reducing to 11ft 3 (3.44m) x 12ft 8 (3.87m) reducing to 9ft 8 (2.96m) L-shaped rear aspect room via double glazed window overlooking westerly facing paved rear garden, adjacent double glazed French doors opening out onto rear garden, kitchen comprising two circular inset sink bowls, marble effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further larder unit, space for cooker, space for washing machine, space for fridge/freezer.

BEDROOM 3 12ft 9 (3.90m) x 7ft 10 (2.40m) westerly facing rear aspect room via double glazed window overlooking rear garden.

GROUND FLOOR WC 7ft 10 (2.40m) x 3ft 9 (1.13m) side aspect room via frosted double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin with tiled splashback, chrome taps.

FIRST FLOOR LANDING doors to all rooms, walk-in storage cupboard with access to roof space, further eaves storage room.

EAVES STORAGE ROOM 18ft 1 (5.52m) x 5ft 3 (1.60m) water tank.

BEDROOM 1 14ft 4 (4.37m) x 11ft 4 (3.46m) easterly facing front aspect room via double glazed window, television point.

BEDROOM 2 14ft 4 (4.37m) reducing to 5ft 7 (1.72m) x 13ft 9 (4.21m) reducing to 10ft 5 (3.19m) (floor measurements taken to bulkhead), dual side and rear aspect room, to the side frosted double glazed window, to the front double glazed easterly facing window.

FAMILY BATHROOM 10ft 7 (3.22m) x 5ft 9 (1.77m) front aspect room via frosted double glazed window, white four piece suite comprising panel enclosed bath with tiled surround and decorative dado tile, chrome taps, pedestal wash hand basin with chrome taps and tiled splashback, mirror, strip light and shaver point over, corner shower cubicle with two tiled walls, glazed door/screen, electric shower mixer, close coupled wc, wall mounted electric fan heater, extractor fan.

OUTSIDE to the front of the property there is block paved front garden area with off road parking for two/three cars, outside courtesy light, block paved shared pathway leading to rear of property and wooden gate to rear garden, garage via metal up and over door. To the rear of the property there is an enclosed westerly facing block paved rear garden approximately 29ft 5 (8.98m) x 24ft (7.33m) paved patio area, flower border, outside tap, wooden gate leading to front of property, courtesy light.

GARAGE 17ft 1 (5.22m) x 8ft (2.45m) electric power and light points, electric meter and fuses.

NB: AGENTS NOTES an internal inspection highly recommended to appreciate the size, layout and potential that this family home has to offer.

COUNCIL TAX – Portsmouth City Council – Band D - £2,291.71 (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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

