

bushnell porter



Havant Road

Portsmouth PO2 0BP



- Entrance hall
- Through lounge/dining room with natural wood floors
- Side aspect kitchen
- White three piece downstairs bathroom suite
- Three bedrooms
- Gas central heating and double glazing
- Enclosed rear garden with workshop

Independent Estate Agents

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A three bedroom mid terrace house with through lounge/dining room and a good sized rear garden.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with double glazed fanlight over, high level gas meter, panelled radiator, exposed painted floorboards, period style plaster arch, coved ceiling, natural wood fifteen pane glazed doors to lounge/dining room, wood grain panel effect door to kitchen, understairs storage area with wall mounted boiler, exposed painted staircase rising to first floor.

LOUNGE/DINING ROOM 22ft 2 (6.77m) x 9ft 9 (2.98m) dual front to rear aspect room via double glazed windows, two chimney breasts, one with wooden mantle and surround, decorative cast iron back, two panelled radiators, television point.

KITCHEN 9ft 8 (2.94m) reducing to 8ft 9 (2.67m) x 7ft 6 (2.30m) side aspect room via double glazed window, kitchen comprising panel effect units with brushed steel furniture, one and half bowl inset sink unit with monobloc mixer tap over, marble effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, end display shelves, built-in brushed steel electric oven with four ring gas hob and cooker hood over, space for freestanding fridge/freezer, space for washing machine, wood grain effect vinyl flooring, door frame leading through to rear lobby.

REAR LOBBY with wood grain panel effect door to bathroom, double glazed door leading to garden.

BATHROOM 5ft 4 (1.63m) reducing to 2ft 7 (0.81m) x 8ft (2.42m) reducing to 4ft 1 (1.26m) L-shaped rear aspect room via frosted double glazed window, panel enclosed bath with tiled surround, chrome bath/shower mixer, separate electric shower mixer over with glazed screen, pedestal wash hand basin with chrome taps and tiled splashback, close coupled wc, wood grain effect flooring, extractor fan.

FIRST FLOOR LANDING via return staircase with painted treads, landing with exposed painted floorboards, side aspect double glazed window, panelled radiator, access to roof space, wood grain panel effect doors to all rooms.

BEDROOM 1 13ft (3.98m) x 11ft 4 (3.46m) central chimney breast with recess either side, natural wood exposed floorboards, panelled radiator, coved ceiling.

BEDROOM 2 10ft 6 (3.20m) x 9ft 10 (3.00m) reducing to 8ft 8 (2.65m) rear aspect room via double glazed window overlooking rear gardens, period style built-in wardrobe via panelled doors, panelled radiator, exposed painted floorboards.

BEDROOM 3 9ft 8 (2.95m) x 7ft 6 (2.29m) rear aspect room via double glazed window overlooking rear gardens, exposed varnished floorboards, panelled radiator.

OUTSIDE to the rear of the property there is an enclosed garden approximately 37ft 8 (11.49m) x 13ft 3 (4.05m) wooden decked area, paved patio and path with flower borders, garden area currently used as vegetable patch, stairs rising to storage shed/workshop.

STORAGE SHED/WORKSHOP 12ft 3 (3.75m) x 8ft 3 (2.51m) double glazed window, power and light points.

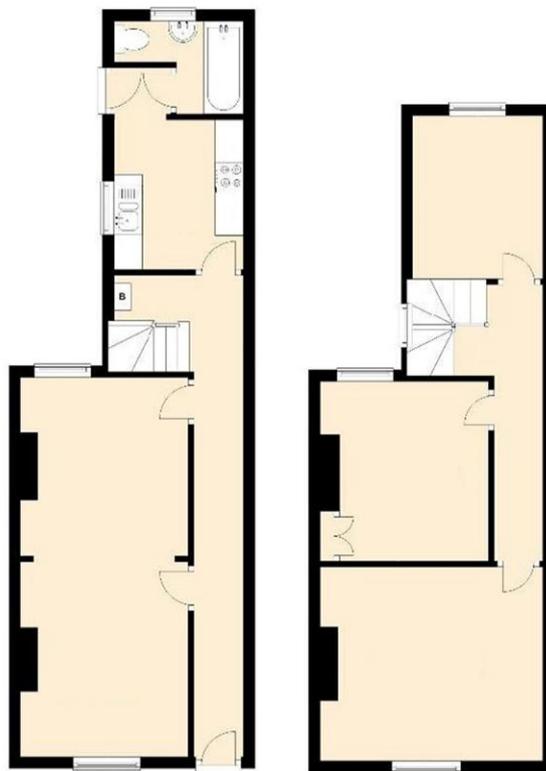
COUNCIL TAX – Portsmouth City Council – Band B - £1,782.44 (2026/2027)

FREEHOLD

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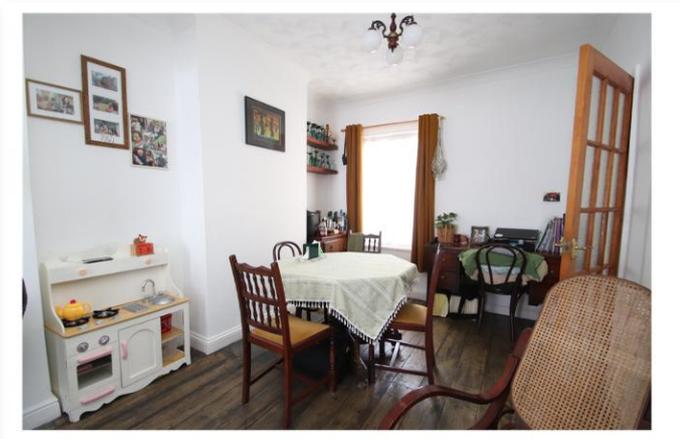
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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

