

**A deceptively spacious THREE bedroom family home briefly comprising kitchen/utility room, separate lounge, well-proportioned bedrooms, garage & driveway. The property benefits from no onward chain.**

#### **The Accommodation Comprises**

UPVC double glazed door into:

#### **Entrance Hall**

UPVC double glazed window to front elevation, radiator, stairs to first floor, door into:

#### **Lounge 13' 0" x 12' 8" (3.96m x 3.86m) maximum measurements**

UPVC double glazed window to rear elevation, gas fireplace in stone surround, radiator.

#### **Inner Hall**

Two storage cupboards, archway into:

#### **Kitchen 13' 2" x 10' 2" (4.01m x 3.10m)**

UPVC double glazed window to side elevation, UPVC window and door to rear elevation, with a range of base cupboards and matching eye level units, gas hob with extractor hood over, integrated oven and grill, space for fridge freezer.

#### **Utility Room 7' 1" x 5' 11" (2.16m x 1.80m)**

UPVC double glazed window to front elevation, door to side elevation, work surface and units, space for dishwasher and washing machine, Vaillant boiler to wall.

#### **First Floor Landing**

UPVC double glazed window to front elevation, storage cupboard housing hot water tank, access to loft via hatch.

#### **Bedroom One 11' 10" x 11' 7" (3.60m x 3.53m) plus door recess**

UPVC double glazed window to rear elevation, high storage cupboards, further built in storage cupboard, radiator.

#### **Bedroom Two 10' 6" x 10' 3" (3.20m x 3.12m)**

UPVC double glazed window to rear elevation, built in storage cupboard, radiator.

#### **Bedroom Three 8' 4" x 8' 2" (2.54m x 2.49m)**

UPVC double glazed window to front elevation, built in storage cupboard, radiator.

#### **Bathroom 5' 7" x 5' 5" (1.70m x 1.65m)**

UPVC double glazed obscured window to side elevation, bath with mixer taps and electric shower above, wash hand basin with mixer tap.

#### **Cloakroom 5' 5" x 2' 5" (1.65m x 0.74m)**

UPVC double glazed obscured window to side elevation, low level WC.

#### **Outside**

To the front of the property the garden is enclosed by low brick wall, mainly laid to shingle, patio and path leading to rear garden and shed, pedestrian gate and double gates allowing for off road parking.

The rear garden is enclosed by panelled fences, mainly laid to lawn with patio and path, mature shrubs and trees to borders.

#### **General Information**

Construction: Non-Standard

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

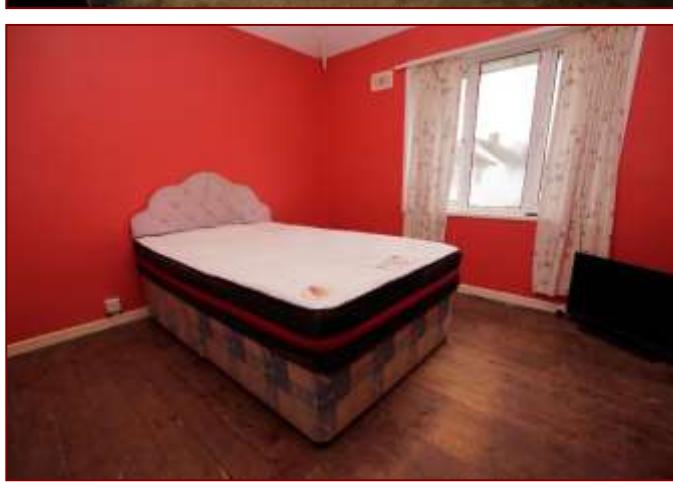
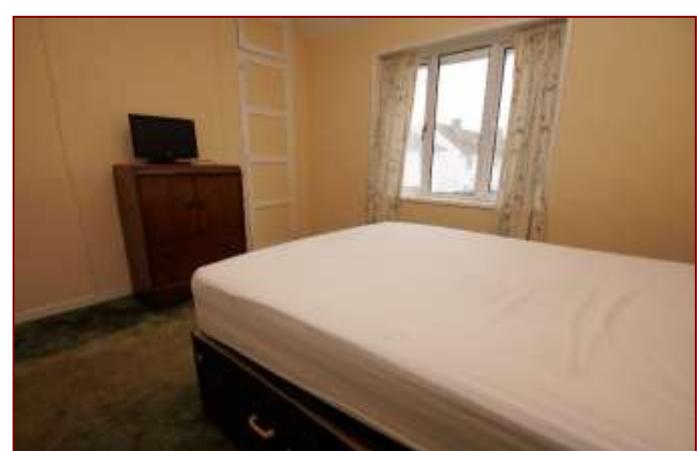
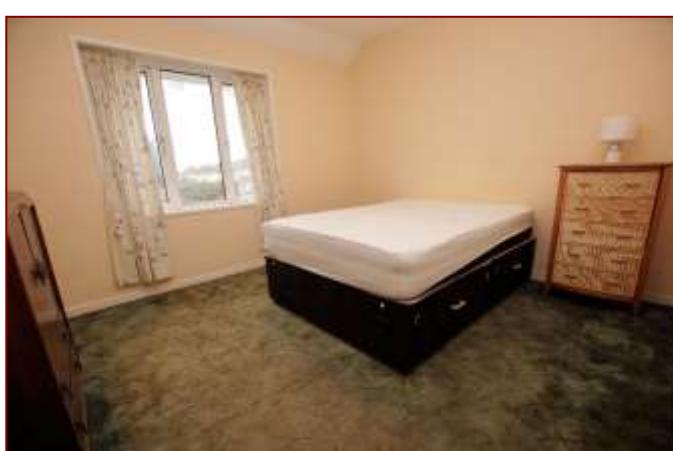
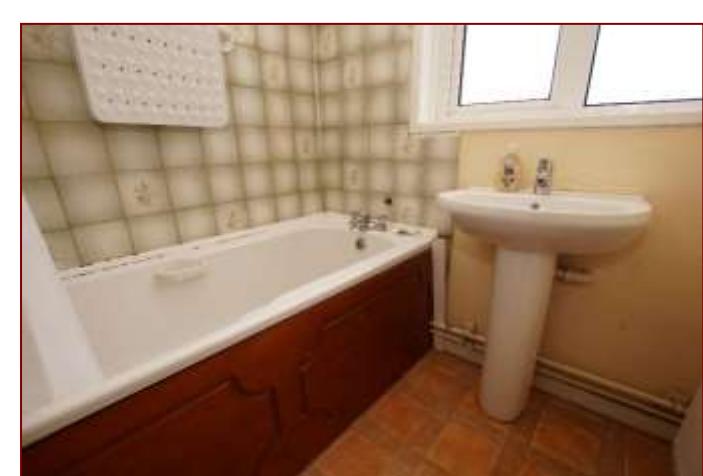
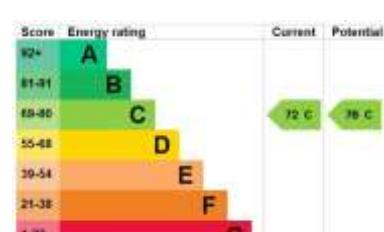
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk/>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: B





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£265,000

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\*DRAFT DETAILS\*

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