

Immaculately presented family home briefly comprising, lounge, modern fitted kitchen, dining room, three bedrooms, enclosed rear garden with garage to rear.

The Accommodation Comprises

Obscure UPVC double glazed door to:

Entrance Hall

Obscured window to front elevation, stairs to first floor landing, radiator, two under stairs storage cupboard with one housing meters, archway to:

Kitchen 12' 9" x 6' 8" (3.88m x 2.03m) maximum measurements

Modern fitted kitchen, utility cupboard to the end of the kitchen, space and plumbing for washing machine, boiler to wall, range of base cupboards and matching eye level units, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated dishwasher, integrated single oven with gas hob, integrated fridge/freezer, UPVC glazed door to side elevation.

Lounge 13' 7" to bay x 11' 2" (4.14m x 3.40m)

Bay window to front elevation, radiator, laminate flooring.

Dining Room 16' 2" maximum x 10' 0" (4.92m x 3.05m)

UPVC double glazed windows and door to rear garden, laminate flooring.

First Floor Landing

Access to boarded loft (which could be used as a fourth bedroom or master suite) with pull down ladder and light.

Bedroom One 14' 9" to bay x 10' 9" (4.49m x 3.27m)

UPVC double glazed bay window to front elevation, laminate flooring, radiator.

Bedroom Two 11' 9" x 10' 10" (3.58m x 3.30m)

UPVC double glazed window to rear elevation, laminate flooring, radiator.

Bedroom Three 7' 4" x 5' 11" (2.23m x 1.80m)

UPVC double glazed window to front elevation, radiator, laminate flooring.

Bathroom 6' 4" x 5' 10" (1.93m x 1.78m)

Modern fitted bathroom with laminate flooring, panelled bath with shower above with taps to side, obscured UPVC double glazed window to rear elevation, wash hand basin set in vanity unit, low level close coupled WC with concealed cistern, ladder style radiator, vanity cabinet with mirror front, extractor fan.

Outside

To the front of the property there is a driveway with parking. The rear garden is a delightful feature of the property mainly laid to lawn with patio and path, decking area to rear, pedestrian gate giving rear access. Garage with curtsy door to garden, newly fitted electric door.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - TBC

Sewerage - Mains sewerage

Mobile & Broadband coverage - Please check via: <https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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DRAFT DETAILS

£290,000
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