

Three bedroom family home benefitting from open plan lounge/diner, modern fitted family bathroom and enclosed rear garden. The property further benefits from driveway for two vehicles and garage to rear with additional space in front.

The Accommodation Comprises:
UPVC double glazed front door to:

Entrance Porch:
Obscured glazed door to:

Entrance Hall:
Coved ceiling, stairs to first floor, radiator, cupboard housing meters, radiator.

Lounge: 12' 3" x 10' 8" (3.73m x 3.25m)
Coved ceiling, UPVC double glazed bay window to front elevation, fireplace, radiator, double opening obscured glazed doors to:

Dining Room: 11' 1" x 10' 9" (3.38m x 3.27m)
Coved ceiling, UPVC double glazed windows to rear elevation, radiator.

Kitchen 12' 11" x 7' 2" (3.93m x 2.18m)
UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, one and half bowl single drainer stainless steel sink unit wit mixer tap, integrated electric oven and gas hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, tiled flooring.

Utility Room: 7' 1" x 4' 10" (2.16m x 1.47m)
Coved ceiling, UPVC double glazed window to side elevation, UPVC double glazed door to rear garden, tiled flooring, space and plumbing for washing machine and tumble dryer, roll top work surface over, wall mounted combination boiler, storage cupboard, radiator.

W.C. 4' 5" x 2' 8" (1.35m x 0.81m)
Obscured UPVC double glazed window to rear elevation, low level close coupled W.C., corner wash hand basin.

First Floor Landing
Coved ceiling, access to loft space.

Bedroom One 15' 1" x 8' 4" (4.59m x 2.54m) into bay
Coved ceiling, UPVC double glazed bay window to front elevation, radiator, fitted wardrobes.

Bedroom Two 11' 2" x 10' 9" (3.40m x 3.27m)
Coved ceiling, UPVC double glazed window to rear elevation, radiator, fitted wardrobes.

Bedroom Three 8' 11" x 8' 0" (2.72m x 2.44m)
Coved ceiling, UPVC double glazed window to front elevation, built-in cupboard.

Bathroom 5' 2" x 7' 3" (1.57m x 2.21m)
Flat ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, recently re-fitted with a low level close coupled W.C. pedestal wash hand basin with mixer tap, panelled bath with mains shower over, shower screen, tiled walls, ladder style radiator, extractor fan.

Outside
The rear garden is enclosed by panelled fencing and brick wall, mainly laid to lawn with shrubs to borders, patio area. Outhouse with power and light connected, window to side.

Garage to rear with access via service road with power and light connected, up and over door, parking space in front, courtesy door to garden.

To the front of the property is a block paved driveway providing off road parking for two vehicles.

General Information
Construction - Traditional

Water Supply - Portsmouth Water

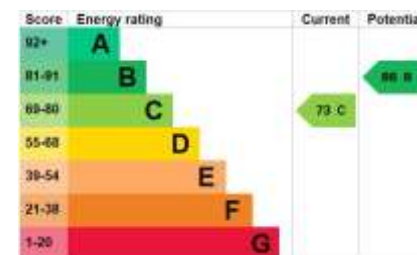
Electric Supply - TBC

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>





Tenure: Freehold

Council Tax Band: C

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DRAFT DETAILS

£279,000
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