

Conveniently located and benefitting from no forward chain is this rarely available three bedroom detached home. The property was renovated in 2010 to include a master bedroom with ensuite WC, wrap around gardens and garage and parking. An internal viewing is recommended to appreciate the accommodation offered for sale.

**The Accommodation Comprises:-**

Front door to:

**Entrance Hall:-**

Tiled floor with underfloor heating, cupboard housing meters, door to:

**Cloakroom:-**

Glazed window to rear elevation, low level close coupled WC, wash hand basin set in vanity unit with mixer tap, extractor fan, tiled floor with underfloor heating.

**Lounge:- 14' 10" x 13' 10" (4.52m x 4.21m)**

Glazed window to front and side elevation, feature fireplaced, tiled floor with underfloor heating.

**Dining Area:- 10' 10" x 9' 8" (3.30m x 2.94m)**

Glazed window to front and side elevation, stairs to first floor, under-stairs cupboard and recess, space for table and chairs, tiled floor with underfloor heating, opening to:

**Kitchen:- 10' 8" x 8' 9" (3.25m x 2.66m)**

Glazed door and window to front elevation, fitted with a range of base cupboards and matching eye level units, granite worksurface over with matching upstands, sink unit with mixer tap, integrated electric oven and gas hob with extractor hood over, space and plumbing for washing machine, space for wine fridge, space for fridge/ freezer, tiled floor with underfloor heating, opening to:

**Utility Area:- 8' 11" x 6' 1" (2.72m x 1.85m)**

Glazed patio doors to rear garden, glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, worksurface over, stainless steel one and a half bowl single drainer sink unit with mixer tap.

**First Floor Landing:-**

Built in cupboard, cupboard housing boiler, access to loft space, door to:

**Bedroom One:- 14' 10" to chimney breast x 12' 8" (4.52m x 3.86m)**

Glazed windows to front and side elevations, fitted wardrobes, radiator, door to:

**En Suite Cloakroom:-**

Low level close coupled WC, pedestal wash hand basin with mixer tap, chrome ladder style towel radiator.

**Bedroom Two:- 10' 11" x 8' 10" (3.32m x 2.69m)**

Glazed window to front elevation, radiator.

**Bedroom Three:- 9' 10" x 6' 7" (2.99m x 2.01m)**

Glazed window to front and side elevation, radiator.

**Bathroom:- 8' 9" x 5' 7" (2.66m x 1.70m)**

Glazed window to front elevation, low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower over with shower screen, chrome ladder style towel radiator, extractor fan.

**Outside:-**

The property benefits from a wrap around garden, enclosed mainly by brick wall, lawn area with shrubs to borders, patio area and pathway along garden, gate providing side pedestrian access, outside tap. The front garden is enclosed by brick wall and wrought iron fencing, laid to slate chipping with shrubs to borders, storage shed. The property benefits from use of an allocated parking space and further visitor spaces.

**Garage:-**

With up and over door, courtesy door to garden, power and light connected, use of parking in front.

**Private Driveway:-**

The vendor informs us the private driveway is jointly owned, maintained by the residents of the street with an annual fee of £300 per property.

**General Information:-**

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Main

Electric Supply: Mains

Gas Supply: Mains

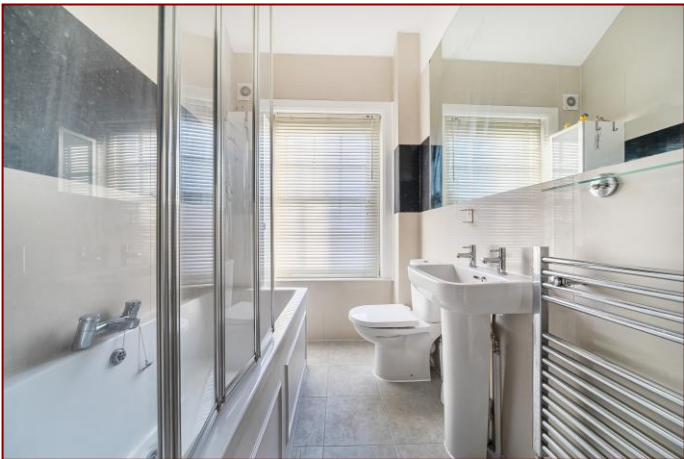
For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

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

Tenure: Freehold

Council Tax Band: E

The property is situated within a conservation area.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.  
**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.

