

Situated in a pleasant cul-de-sac is this three bedroom detached property which is beautifully presented and maintained by the current owners. The property provides ample living accommodation and has a low maintenance enclosed rear garden.

The Accommodation Comprises

Front door to:

Entrance Hall

UPVC double glazed window to front elevation, door to:

Lounge 14' 2" x 10' 10" (4.31m x 3.30m)

Stairs to first floor, UPVC double glazed window to front elevation with fitted shutters, feature fireplace, archway to:

Study 10' 10" x 8' 2" (3.30m x 2.49m)

Door to kitchen, archway to:

Dining Room 11' 9" x 10' 10" (3.58m x 3.30m)

UPVC double glazed window and double French doors to rear garden, radiator, door to shower room.

Kitchen 17' 11" x 8' 1" (5.46m x 2.46m)

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, space and plumbing for washing machine and dishwasher, single stainless steel sink and drainer unit, oven with gas hob, extractor hood over, opening to:

Utility Room 8' 1" x 5' 5" (2.46m x 1.65m)

UPVC double glazed window and door to side elevation, fitted with a range of base cupboards and matching eye level units, space for fridge/freezer.

Shower Room 8' 3" x 5' 11" (2.51m x 1.80m)

Close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, obscured UPVC double glazed window to rear elevation, radiator.

Landing

Access to loft space.

Bedroom One 14' 5" x 8' 11" (4.39m x 2.72m) maximum measurements

UPVC double glazed window to rear elevation with fitted shutters, built-in wardrobes, radiator.

Bedroom Two 11' 0" x 8' 0" (3.35m x 2.44m)

UPVC double glazed window to front elevation with fitted shutters, radiator.

Bedroom Three 8' 4" x 8' 0" (2.54m x 2.44m)

UPVC double glazed window to front elevation with fitted shutters, radiator.

Bathroom 8' 3" x 8' 1" (2.51m x 2.46m)

Obscured UPVC double glazed window to rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, corner shower cubicle with mains shower, corner bath with jets.

Outside

To the rear is a low maintenance garden with a raised patio area for seating and a versatile outbuilding which can be used as either a summer house or home office. To the front the property offers ample parking along with an integral garage.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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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.

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DRAFT DETAILS

£425,000
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