

Situated in a cul-de-sac on the popular Cherque Farm development is this Charles Church detached house. The property benefits from three double bedrooms, two reception rooms and is offered for sale with no forward chain.

**The Accomodation Comprises**  
Glazed composite front door to:

**Entrance Hall**  
Radiator, stairs to first floor, coved ceiling, courtesy door to garage which has power and light connected and remote-control roller door.

**Cloakroom**  
WC, wash hand basin, radiator.

**Lounge** 13' 10" x 12' 8" (4.21m x 3.86m)  
Coved ceiling, UPVC double glazed windows and double opening doors to rear garden, feature fireplace with electric fire inset, modern vertical style radiator.

**Kitchen** 9' 10" x 8' 7" (2.99m x 2.61m)  
UPVC double glazed window and door to conservatory, fitted with a range of base cupboards and matching eye level units, under unit lighting, one and a half bowl single drainer sink unit with mixer tap, integrated double electric oven and hob with extractor over, washing machine and fridge freezer by separate negotiation, cupboard housing boiler installed 2023, tiled flooring, radiator, space and plumbing for dishwasher.

**Dining Room** 12' 4" x 8' 9" (3.76m x 2.66m)  
Coved ceiling, under stairs storage cupboard, UPVC double glazed window to front elevation, radiator.

**Conservatory** 9' 9" x 7' 6" (2.97m x 2.28m)  
UPVC double glazed windows and double opening doors to rear garden, tiled flooring.

**Landing**  
Access to loft space, cupboard housing hot water tank.

**Bedroom One** 12' 5" x 11' 5" (3.78m x 3.48m)  
UPVC double glazed window to rear elevation, radiator, built-in wardrobes, door to:

**En Suite** 6' 1" x 5' 6" (1.85m x 1.68m)  
Close coupled WC, pedestal wash hand basin, tiled floor, extractor fan, shower cubicle with mains shower, obscured UPVC double glazed window to rear elevation.

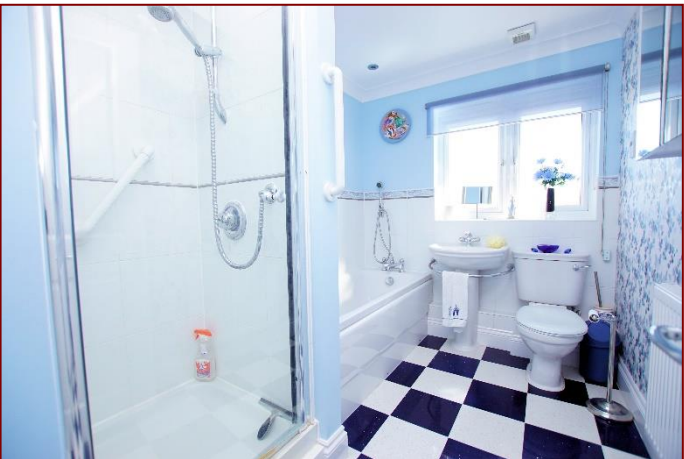
**Bedroom Two** 14' 1" x 11' 10" (4.29m x 3.60m) maximum measurements  
UPVC double glazed window to front elevation, radiator, coved ceiling.

**Bedroom Three** 12' 5" x 11' 2" (3.78m x 3.40m) maximum measurements  
UPVC double glazed window to front elevation, coved ceiling, radiator.

**Bathroom** 9' 0" x 6' 5" (2.74m x 1.95m)  
UPVC double glazed obscured window to rear elevation, cubicle with mains shower, close coupled WC, pedestal wash hand basin, bath with shower attachment, radiator.

**Outside**  
To the front of the property there is a driveway providing off-road parking and garden which is laid to lawn with shrubs, side pedestrian access, to the rear the garden is enclosed by wooden panelled fencing, primarily laid to lawn with flowers and shrubs to borders, timber shed and patio.

**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>







Tenure: Freehold

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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\*DRAFT DETAILS\*

£460,000  
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