



71 The Ridings
Portsmouth, PO2 0UF
Asking Price £319,995

cogroves
Sales, Rentals and Block Management

71 The Ridings, Portsmouth, PO2 0UF

3 BEDROOM HOME WITH OFF ROAD PARKING, GARAGE AND LOCATED WITHIN THE POPULAR & REQUESTED GATCOMBE PARK. We are pleased to offer for sale this well-presented home with no chain. The accommodation comprises; porch, entrance hall, WC/cloakroom, modern fitted kitchen, lounge/diner and a conservatory (glass roof recently replaced with an insulated flat roof and lantern roof window). The first floor comprises 3 bedrooms and a contemporary bathroom. The low maintenance rear garden enjoys a westerly aspect, rear pedestrian access, garage and additional parking area behind the garden.

Porch

Double glazed obscured window, store cupboard, vinyl flooring, door to;

Entrance Hall

Textured ceiling, radiator, stairs to first floor landing, fitted carpet.

WC/Cloakroom

Smooth ceiling, double glazed obscured window, low level WC, wash hand basin with cupboards beneath, radiator, part tiled walls, vinyl flooring.

Kitchen

13'9 x 10'1 (4.19m x 3.07m)
Smooth ceiling, double glazed window, range of wall and base mounted units with work surfaces over, inset sink and drainer with mixer tap over, spaces for cooker, fridge freezer and washing machine, cupboard housing gas combination boiler, part tiled walls, vinyl flooring.

Lounge/Diner

18'9 x 16'7 (5.72m x 5.05m)
Textured ceiling, two sets of double glazed patio doors onto conservatory, radiator, electric fire with surround, under stairs storage cupboard, laminate flooring.

Conservatory

16'1 x 9'9 (4.90m x 2.97m)
Smooth ceiling, double glazed lantern roof window, double glazed windows and doors onto rear garden, radiator, laminate flooring.

First Floor Landing

Textured ceiling, loft hatch, storage cupboard, fitted carpet.

Bedroom 1

15'4 x 10'5 (4.67m x 3.18m)
Textured ceiling, double glazed window, radiator, fitted carpet.

Bedroom 2

12' x 10'5 (3.66m x 3.18m)
Textured ceiling, double glazed window, radiator, fitted wardrobes, fitted carpet.

Bedroom 3

8'3 x 6'11 (2.51m x 2.11m)
Textured ceiling, double glazed window, radiator, fitted carpet.

Bathroom

7'11 x 5'10 (2.41m x 1.78m)
Smooth ceiling, double glazed obscured window, panelled bath with shower over and screen, low level WC, wash hand basin with cupboards beneath, ladder radiator, fitted cupboards, part tiled walls, tiled floor.

Driveway

Block paved driveway providing off road parking for 1 car.

Garden

Fence enclosed rear garden, mostly laid to patio, rear pedestrian access, storage shed. Right to park another vehicle directly behind the rear fence.

Garage

Single garage with up and over door.

Additional Information

Tenure - Freehold

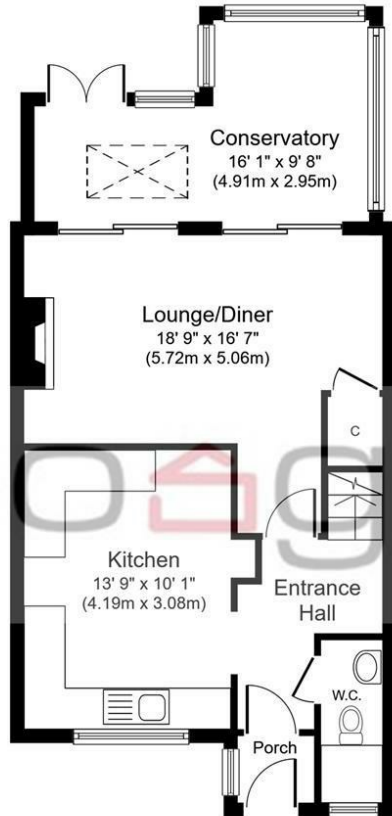
Council Tax - Band C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

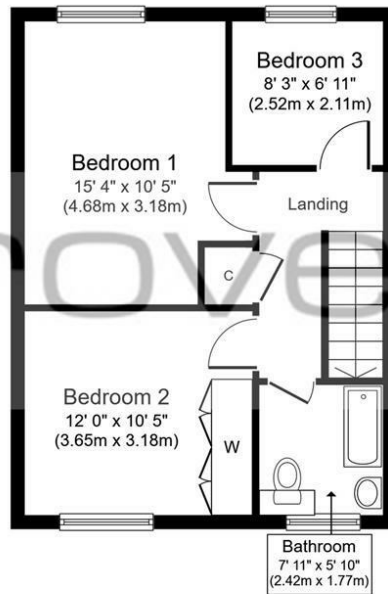
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor
Approximate Floor Area
598 sq. ft.
(55.5 sq. m.)

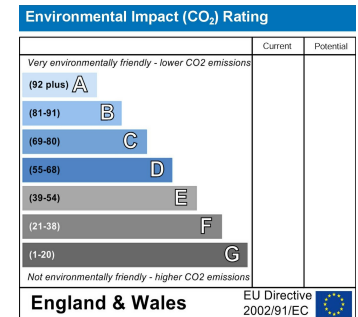
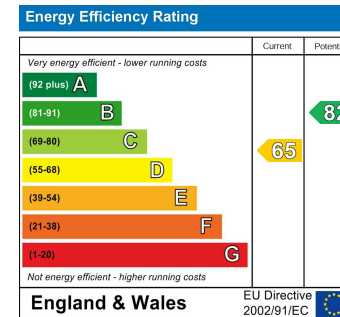


First Floor
Approximate Floor Area
451 sq. ft.
(41.9 sq. m.)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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