



8 Corby Crescent, Anchorage Park. Hampshire, PO3 5UN

TOWN & COUNTRY
SOUTHERN

- Freehold
- Council Tax Band D
- Detached Family Home
- 3 Bedrooms
- 17' Lounge / Dining Room
- Southerly Rear Garden
- Garage & Off Road Parking
- £390,000

A three bedroom detached house which benefits from off road parking and an integral garage to the front and an enclosed southerly facing rear garden. The property comprises: hallway, 17' lounge/dining room and 13' kitchen on the ground floor, on the first floor are two double bedrooms, a single bedroom and family shower room. Being ideally located close to local shops, amenities, bus routes, commutable road and rail links, recreation grounds and within catchment of local schools (subject to confirmation). Offered with gas fired central heating and double glazing, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: Travelling in a southerly direction along the A2030 Eastern Road bear right at the traffic light junction into Anchorage Road, take the second exit at the roundabout continue along Anchorage Road, turn right into Sywell Crescent, then first left into Corby Crescent where No.8 can be found on the left-hand side.



ENTRANCE: Lowered kerb leading to driveway and off road parking to front of integral garage, lawned garden to right hand side with mature tree, side pedestrian pathway to right hand side of the property leading to enclosed rear garden.

PORCH: Tiled flooring, double glazed main front door leading to:

HALLWAY: Laminate flooring, radiator, doors to:

LOUNGE / DINING ROOM: 17'8" x 11'6" L shaped, double glazed French doors leading to rear garden, further double-glazed window overlooking garden, feature fireplace with inset gas fire (not tested), textured ceiling with coving, laminate flooring, T.V point, double radiator, return stairs rising to first floor.

KITCHEN: 13'3" x 8'2" Range of wall and floor units with roll top work surface, 1½ bowl stainless steel sink with matching drainer to one side, space for cooker with extractor hood, fan and light over, ceramic tiled splashback, space and plumbing for washing machine, double glazed window to front aspect, double glazed door to the side aspect, space for fridge and freezer.

FIRST FLOOR: Landing with access to loft space, doors to primary rooms.

BEDROOM 1: 12'8" x 8'6" Double glazed window to rear aspect, radiator.

BEDROOM 2: 11'9" x 8'3" Double glazed window to front aspect, radiator.

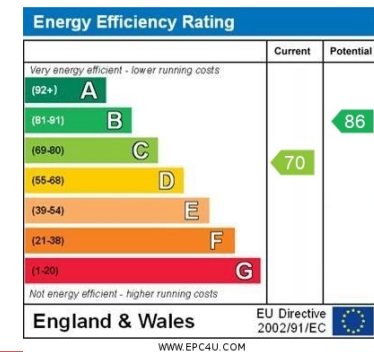
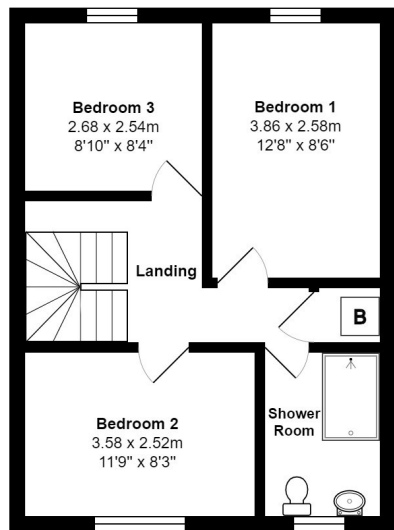
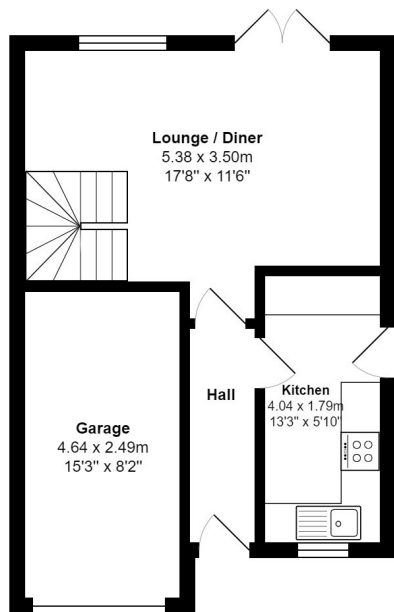
BEDROOM 3: 8'10" x 8'3" Double glazed window to rear aspect, radiator.

SHOWER ROOM: White suite comprising: ceramic tiled shower cubicle with mains shower and glazed panelled screens, concealed cistern w.c, wash hand basin with vanity storage below, chrome heated towel rail, tongue and groove wooden panelling to half wall level on one wall.

OUTSIDE: To the rear is a large full decked area which leads onto the southerly facing rear garden, outside tap.

GARAGE: Up and over door, power, lighting.





141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA

T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

TOWN & COUNTRY
SOUTHERN