



37 Greenwood Avenue, Wymering, Portsmouth, Hampshire, PO6 3NP

TOWN & COUNTRY
SOUTHERN

- £300,000 Freehold
- Three Bedrooms
- 28' Living / Dining Room
- 16' Conservatory
- Off Road Parking & Garage / Carport
- No Forward Chain

a three bedroom semi-detached family home which is situated in a popular residential location close to amenities, bus routes, road and rail links and within catchment for local schools (subject to confirmation). The property offers 1309 sq ft of living accommodation and comprises: porch, hallway, kitchen, 14' dining room leading to 14' living room and 16' conservatory on the ground floor with three bedrooms and a bathroom on the first floor. To the front is off road parking for one car with a garage/carport, to the rear is an enclosed garden with patio areas, a lawned garden, a wooden built summer house, greenhouse and rear pedestrian access. Early internal viewing of this home is strongly recommended in order to appreciate the accommodation and location on offer

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction at the roundabout take the first exit into Northern Road, at the second roundabout take the third exit into Medina Road, take the eight turning on the right hand side into Greenwood Avenue, at the top of the road turn right continuing into Greenwood Avenue where No.37 can be found on the left hand side.



ENTRANCE: Lowered kerb leading to brick paviour driveway leading to front of covered carport/garage, brick retaining wall to front and side, to the right hand side is a lawned garden with flower bed borders, steps leading to:

COVERED PORCH: Sliding double glazed patio to porch, double glazed main front door with matching window to one side leading to:

HALLWAY: Balustrade staircase rising to first floor with understairs storage cupboard, radiator, doors to kitchen and dining room.

KITCHEN: 9'10" x 6'8" Range of wall and floor units with granite effect work surface, single drainer stainless steel sink unit with mixer tap, ceramic tiled surrounds, space for cooker, double glazed window to side aspect with blind, understairs recess with double glazed window and space for fridge/freezer, wall mounted Ferroli gas fired water heater for hot water for kitchen (not tested), space and plumbing for washing machine, double glazed door with window to one side leading to conservatory.

DINING ROOM: 14'0" x 11'6" Double glazed window to front aspect overlooking garden, radiator, picture rail, large opening leading to:

LIVING ROOM: 14'0" x 11'6" Double glazed patio doors leading to conservatory, central chimney breast with feature arched surround with matching hearth and electric fire (not tested), picture rail.

CONSERVATORY: 16'3" x 7'6" Wood surround double glazed windows overlooking garden with French doors, polycarbonate glazed roof with wooden supports, wall light.

FIRST FLOOR: Landing with balustrade, double glazed window to side aspect, cupboard housing wall mounted Worcester combi-boiler supplying domestic

hot water and central heating (not tested), doors to primary room.

BEDROOM 1: 14'0" x 11'6" Double glazed window to rear aspect overlooking garden, radiator.

BEDROOM 2: 11'9" x 11'6" Double glazed window to front aspect, radiator.

BEDROOM 3: 7'5" x 6'8" Double glazed window to front aspect, built-in louvre doored wardrobe.

BATHROOM: White suite comprising: double ended panelled bath with mixer tap and Triton electric shower over with rail and curtain, pedestal wash hand basin, w.c., radiator, double glazed window to rear aspect, extractor fan, ceramic tiled surrounds, louvre door fronted medicine cabinet.

OUTSIDE: From the conservatory is a patio area leading to lawned area to right hand side, to left is a wooden built summerhouse with twin doors to the front and window to side, brick steps to side leading to shingled area with greenhouse, steps up to the rear of the garden and further patio area, rear pedestrian gateway, the garden is enclosed by brick walls and fencing with mature shrubs, evergreen and bushes.

CARPORT/GARAGE: 18'4" x 8'0" Up and over door to front aspect, polycarbonate glazed roof, open to rear aspect.

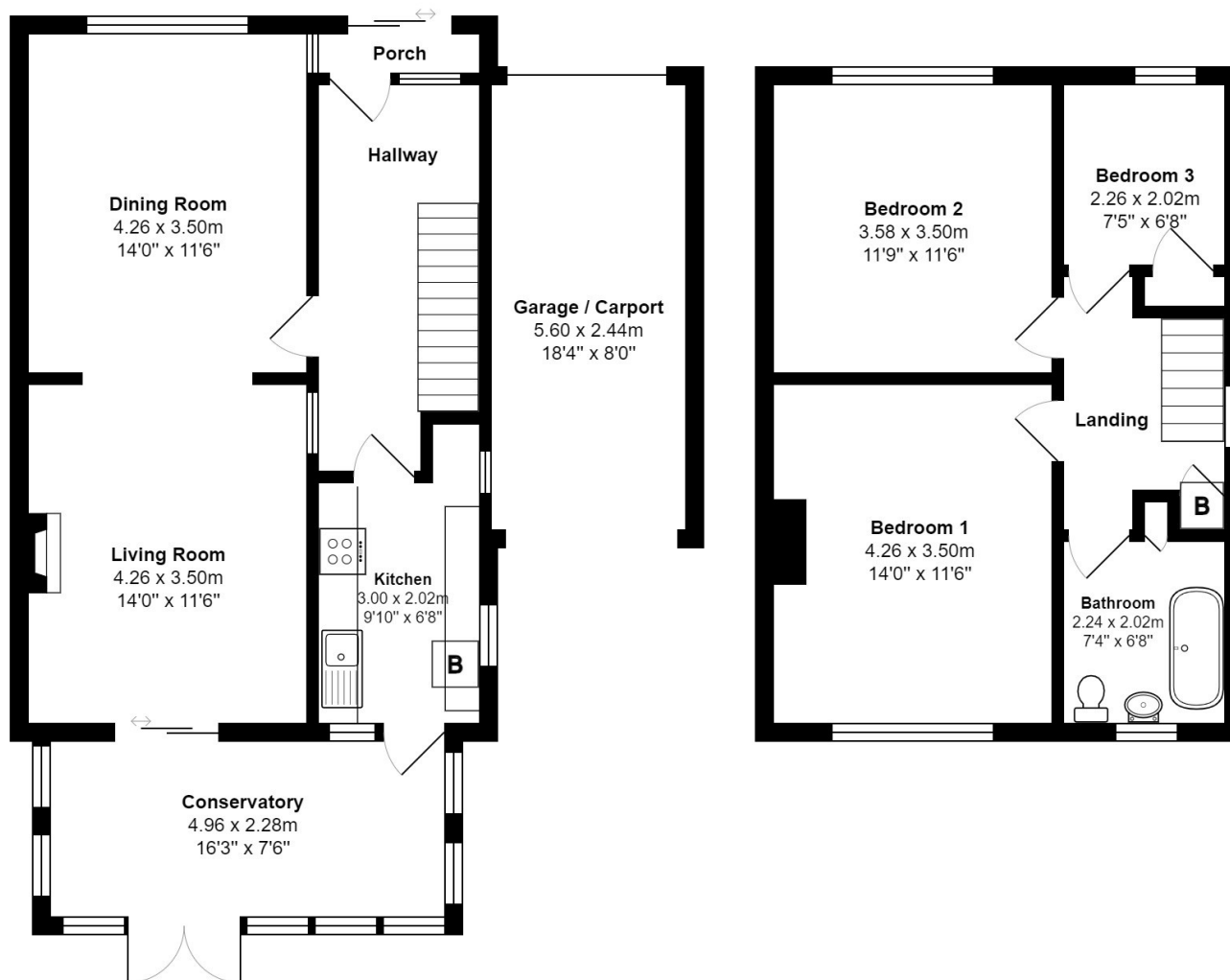
AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))





Total Area: 121.6 m² ... 1309 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	64	
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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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.

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