



Carfax, 18 Court Lane, East Cosham, Hampshire, PO6 2LN

TOWN & COUNTRY
SOUTHERN

- A Detached Chalet Bungalow
- Three Bedrooms
- 15' Living Room & 13' Conservatory
- Fitted Kitchen
- Westerly Facing Rear Garden with Side Access
- Close to Amenities & Bus Routes
- Catchment for Local Schools (subject to confirmation)

A detached, three bedroom chalet bungalow which is situated in a popular residential area yet within easy access of local shopping amenities, bus routes, commutable road links, recreation grounds and the catchment for both Court Lane and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and provides 1155 sq ft of living space comprising; hallway, large double bedroom, second bedroom/dining room, shower room, fitted kitchen, sitting room, conservatory and a lean-to on the ground floor with a further bedroom and bathroom on the first floor. Having front and rear gardens, side pedestrian access, double glazing, gas fired central heating and the potential for off road car parking as well as a boarded loft space. Offered with no forward chain, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE

Lowered kerb leading to front of property, pedestrian gate leading to L shaped crazy paved pathway and covered porch, lawned front garden with hedge borders and fence panelling to one side and hedge to the other, side pedestrian access leading to rear garden via arched gateway, mature shrubs, pillared porch, main front door with leadlight bulls eye glazed panels leading to:

HALLWAY

Picture rail, power points, doors to primary rooms, staircase rising to first floor, central heating control switch.



BEDROOM 1

17' 4" into bay window x 12' 0" (5.28m x 3.66m) Double glazed bay window to front aspect overlooking garden, radiator, power points, picture rail, panelled door.

BEDROOM 3/DINING ROOM

10' 3" x 7' 11" (3.12m x 2.41m) Measurements do not include feature double glazed bay window to front aspect with radiator under, power points, picture rail, panelled door.

SHOWER ROOM Fully ceramic tiled to floor and walls, shower cubicle, double glazed frosted window to side aspect, heated towel rail, close coupled w.c., with twin flush, wash hand basin with mixer tap and medicine cabinet over, wall heater, sliding door providing access to understairs storage cupboard.

KITCHEN

11' 5" maximum x 9' 11" (3.48m x 3.02m) Window to side aspect, windows and door leading to lean-to, comprehensive range of matching wall and floor units with roll top work surface, inset single bowl stainless steel sink unit with mixer tap and cupboard under, integrated dishwasher with matching door, integrated fridge and freezer with matching doors, T bar handles, range of drawer units including pan drawer, inset four ring gas hob with extractor hood, fan and light over, tiled surrounds, unit housing double oven and grill and shelf over, wood laminate flooring, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), door leading to hallway.

LEAN-TO

Washing machine point, power points, polycarbonate glazed roof, range of shelving, windows and door leading to rear garden, built-in storage cupboard/larder, range of shelving.

SITTING ROOM

15' 2" x 14' 5" (4.62m x 4.39m) Measurements do not include double glazed bay window to side aspect, picture rail, panelled door to hallway, central chimney breast with ceramic tiled surround fireplace and matching hearth with built-in cupboard and shelving to one side, twin windows with central French doors leading to conservatory, three radiators.

CONSERVATORY

13' 6" x 7' 7" (4.11m x 2.31m) Vinyl flooring, polycarbonate roof, windows overlooking rear garden with twin doors leading to outside, power points.

FIRST FLOOR

Landing, double glazed dormer window to side aspect, door to:

WALK-IN ROOF SPACE

Mainly boarded, lighting.

BATHROOM

Suite comprising; panelled bath, pedestal wash hand basin with mirror over, low level w.c., with Sani-flow system, double glazed frosted window to side aspect, radiator, picture rail, panelled door.

BEDROOM 2

12' 11" x 10' 0" (3.94m x 3.05m) Double glazed dormer window to front aspect, slight eaves to ceiling restricting headroom, radiator, power points, panelled door.

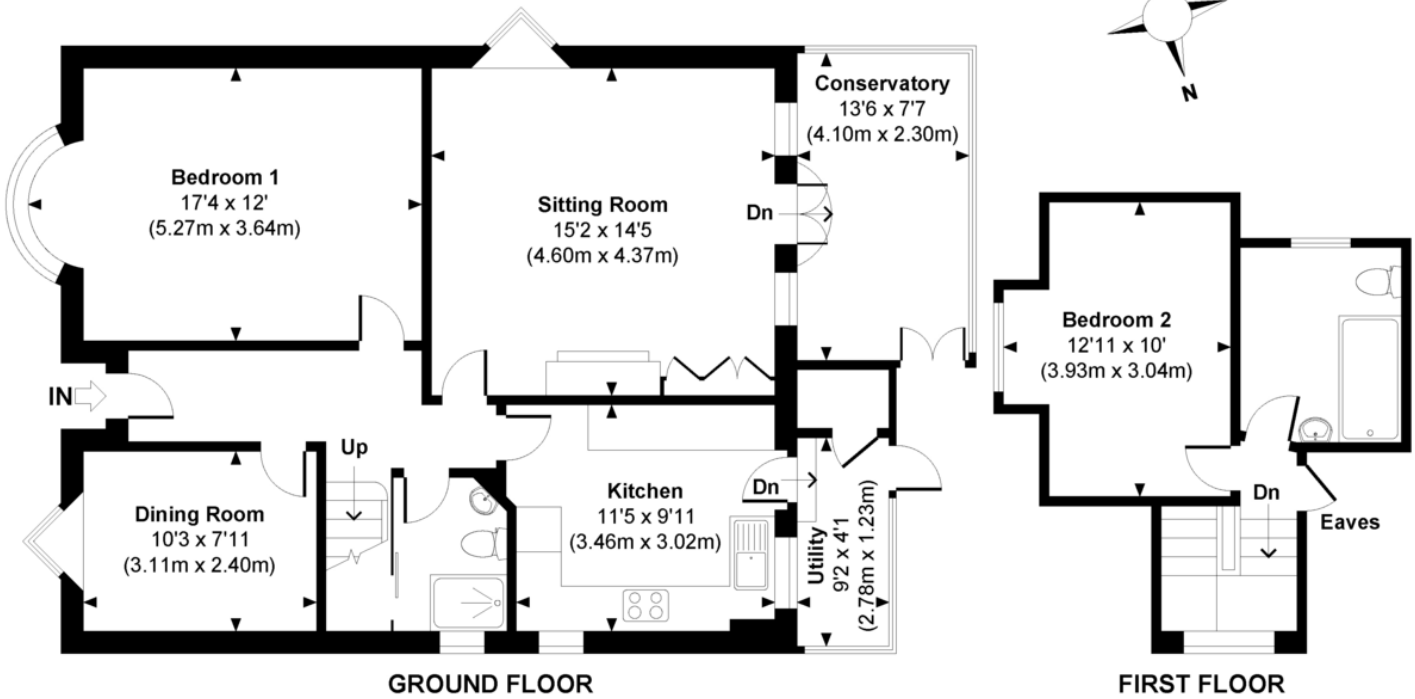
OUTSIDE

To the front is a lawned garden with hedges and fencing forming the borders. An L shaped crazy paved pathway leads to the front entrance door with covered porch, There is a side pathway which leads through a gate into the well established west facing rear garden. This is also directly accessible from the lounge via the conservatory and from the kitchen via the utility lean to. This attractive and private garden consists of 2 lawns bisected by a path which leads to a paved area with wooden garden shed. The borders, flower beds and rockery are full of mature plants, flowers, shrubs and fruit trees whilst the slate shingle terrace nearest to the house provides a seating area.



Court Lane

Approximate Gross Internal Area
Total = 1155 Sq Ft / 107.34 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	56	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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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