

A fantastic opportunity to purchase this spacious, bright and airy detached house which is tucked away in a delightful cul de sac. The property benefits from three well proportioned bedrooms, pleasant lounge/diner and good size rear garden. Offered for sale with no forward chain.

The Accommodation Comprises
Double glazed front door to:

Entrance Hall
Radiator, stairs to first floor.

Cloakroom 5' 11" x 4' 10" (1.80m x 1.47m)
Obscured UPVC double glazed window to front elevation, low-level WC, wash hand basin, coat hooks.

Lounge/Diner 22' 7" x 11' 11" (6.88m x 3.63m)
Double aspect with double glazed windows to front and rear elevations, double glazed double opening doors to rear garden, two radiators, feature fireplace with electric fire inset and tiled surround and hearth, serving hatch to kitchen.

Kitchen/Breakfast Room 17' 11" x 8' 8" (5.46m x 2.64m)
Double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, double drainer stainless steel sink unit, recess and plumbing for washing machine, space for fridge/freezer, recess for oven, recess for additional appliance, radiator, breakfast bar, cupboard housing boiler and slatted shelving, double glazed door to rear garden.

First Floor Landing
Double glazed window to front elevation, radiator, access to loft space, walk-in storage cupboard with double glazed obscured window to rear elevation.

Bedroom One 12' 5" x 11' 7" (3.78m x 3.53m)
Double glazed window to front elevation, radiator, built-in wardrobes, walk-in airing cupboard with slatted shelving and housing hot water tank.

Bedroom Two 11' 11" x 11' 4" (3.63m x 3.45m)
Double glazed window to front elevation, radiator.

Bedroom Three 12' 11" x 8' 1" (3.93m x 2.46m)
Double glazed window to rear elevation, radiator.

Shower Room 9' 9" x 7' 0" (2.97m x 2.13m) maximum measurement
Obscured double glazed window to rear elevation, pedestal wash hand basin, close coupled WC, double shower cubicle with mains shower, radiator, shaver point.

Outside
The rear garden is primarily laid to lawn with gravelled area and path leading to storage shed, mature trees, side pedestrian access. To the front of the property there is further garden and driveway leading to integral garage with up and over door power and light connected.

General Information
Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply - TBC
Sewerage - Mains sewerage
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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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DRAFT DETAILS

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