

* Situated in a highly sought after road is this **THREE BEDROOM DETACHED & EXTENDED BUNGALOW** having been tastefully improved by the current owners. The property comprises modern kitchen, extended lounge/ diner, two shower rooms, southerly facing garden, garage & drive. * A must view to truly appreciate. *

The Accommodation Comprises:

Entrance Hall:

Cupboard housing newly installed Vaillant combination boiler, access to loft via pull down ladder with light and partially boarded.

Lounge/ Diner: 23' 6" x 13' 5" (7.16m x 4.09m) max

UPVC double glazed window to side elevation, radiator, leading to dining area with UPVC double glazed windows to rear elevation, radiator, sliding door to:

Kitchen: 19' 7" x 9' 10" (5.96m x 2.99m) max

UPVC double glazed windows to side and rear elevation with door to rear, modern fitted kitchen with a range of base, eye and tall level cupboards, integrated double oven and grill, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink unit with mixer tap.

Bedroom One: 12' 0" x 11' 2" (3.65m x 3.40m) max

UPVC double glazed window to front elevation, radiator, built-in wardrobes.

Bedroom Two: 11' 11" x 8' 10" (3.63m x 2.69m)

UPVC double glazed window to front elevation, radiator.

En-Suite/ Wet Room: 4' 7" x 2' 8" (1.40m x 0.81m)

Wash hand basin, low level WC, shower attachment, resin floor with draining system.

Bedroom Three: 9' 11" x 7' 1" (3.02m x 2.16m)

UPVC double glazed window to side elevation, space for tumble dryer, radiator.

Family Shower Room: 8' 10" x 5' 5" (2.69m x 1.65m)

Two obscured UPVC double glazed windows to side elevation, low level WC, wash hand basin fitted in vanity unit, double shower cubicle with shower unit, ladder-style radiator.

Outside:

To the front of the property is ample off-road parking with driveway and car port and garage with double opening doors. light and power. The rear garden is a delightful feature of the property, laid to patio and lawn, enclosed by panelled fencing, garden workshop with light and power, further storage sheds.

Agents Notes:

Property has had the following improvements within the past nine years: UPVC double glazing, central heating system, rewiring and a new roof.

General Information:

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Sewerage: Mains Sewerage

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood Risk: www.gov.uk/check-long-term-flood-risk





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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£425,000
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