

Situated in a highly sought after road within Alverstone and benefitting from a full refurbishment by the current owners, is this three bedroom semi detached bungalow. The property benefits from a modern kitchen/ dining/ family room to rear with vaulted ceiling and bi-folding doors to garden, perfect for entertaining. An internal viewing is recommended to appreciate the accommodation on offer. \* Owned solar PV system, more details available upon request. \*

**The Accommodation Comprises:-**  
Composite front door to;

**Entrance Porch:-** 8' 8" x 7' 4" (2.64m x 2.23m) maximum measurements  
Tiled flooring with underfloor heating, UPVC double glazed door and windows to;

**Entrance Hall:-**  
Karndean flooring, access to loft space with pull-down ladder, boarding and light.

**Lounge:-** 16' 11" x 10' 10" (5.15m x 3.30m) maximum measurements  
Sliding doors to kitchen/ dining room.

**Kitchen/ Dining Room:-** 22' 10" x 14' 6" (6.95m x 4.42m) maximum measurements  
The property benefits from a beautifully fitted kitchen with marble effect work surfaces, stainless steel sink unit with Reginox instant hot water tap, two integral eye-level electric ovens, integral dishwasher and washing machine, wine cooler, space for American style fridge/freezer, five ring induction hob with extractor hood over, breakfast bar, Karndean flooring with underfloor heating and bi-folding doors to rear garden.

**Family Bathroom:-** 9' 0" x 6' 10" (2.74m x 2.08m)  
Benefitting from both bath and shower, the shower cubicle have rainwater shower hear and additional hand held attachment, vanity unit with WC and wash hand basin inset, partly tiled walls, tiled flooring, ladder style radiator, extractor fan.

**Bedroom One:-** 10' 7" x 10' 4" (3.22m x 3.15m) plus wardrobes  
Window to front elevation, fitted wardrobes.

**Bedroom Two:-** 9' 0" x 7' 6" (2.74m x 2.28m)  
Window to side elevation.

**Bedroom Three:-** 9' 1" x 7' 2" (2.77m x 2.18m)  
Window to side elevation.

**Outside:-**  
The rear garden is low maintenance with lawn, mature shrubs and trees to borders, enclosed by panelled fences, shingle & path, side gate, and garden shed to remain. To the front there is a driveway providing ample off road parking, electric vehicle charging point.

**Agents Note:-**  
The vendors have installed the following: Eco friendly air source heat pump, MVHR in all rooms, owned solar PV system, electric vehicle charging point. More details available upon request. The vendor informs us there are existing plans for a side extension, also available upon request.

**General Information**  
Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - TBC

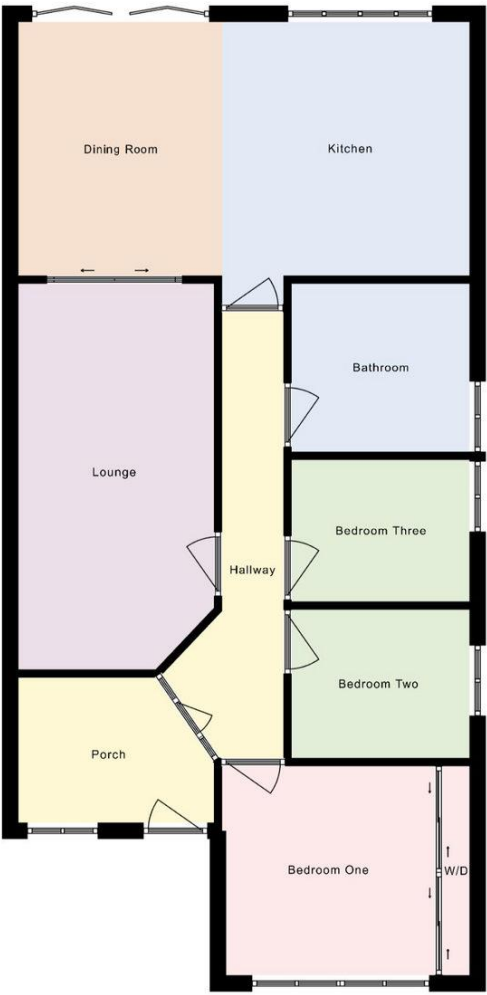
Sewerage - Mains sewerage

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	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*DRAFT DETAILS\*

£499,500  
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