

A well presented three bed semi-detached property boasts a deceptively spacious rear garden. The property benefits from kitchen/diner and lounge and there is ample off road parking and store room.

The Accommodation Comprises:-
Front door to;

Entrance Hall:-
Window to side elevation, radiator, under stairs storage cupboard, cupboard housing meters, stairs to first floor with window on half landing.

Lounge:- 12' 0" x 11' 11" (3.65m x 3.63m) maximum measurements, plus bay window
Bay window to front elevation, radiator, gas fire.

Kitchen:- 13' 7" x 10' 7" (4.14m x 3.22m)
Fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one and a half bowl stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, space for fridge, rangemaster cooker with extractor hood over, built-in dresser unit, window to rear elevation, door to rear garden.

Dining Area:- 10' 9" x 9' 10" (3.27m x 2.99m) maximum measurements
French doors to rear garden, radiator.

First Floor Landing:-
Access to loft space, window to front elevation.

Bedroom One:- 12' 0" x 11' 10" (3.65m x 3.60m) maximum measurements, plus bay window
bay window to front elevation, radiator.

Bedroom Two:- 11' 7" x 10' 8" (3.53m x 3.25m) maximum measurements
Window to rear elevation, radiator, built in wardrobe.

Bedroom Three:- 11' 5" x 10' 3" (3.48m x 3.12m) maximum measurements
Window to rear elevation, radiator.

Bathroom:- 8' 3" x 5' 9" (2.51m x 1.75m)
Obscured window to front elevation, panelled bath with electric shower over, wash hand basin set in vanity unit.

Separate WC:- 5' 9" x 3' 0" (1.75m x 0.91m)
Obscured window to side elevation, close coupled WC, partly tiled walls.

Outside:-
The rear garden is enclosed by panelled fencing, mainly laid to lawn with mature shrubs and trees, water feature (aquatic life will be rehomed), outside water tap, shed to remain. There is pedestrian access via a gate leading to the front of the property where there is ample off-road parking and access to built in storage shed.

General Information
Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply - TBC
Sewerage - Mains sewerage
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Freehold
Council Tax: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		





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DRAFT DETAILS

£335,000
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