

A deceptively spacious bungalow in a highly sought after location and pleasant cul de sac benefitting from bright and airy lounge/ diner, kitchen, conservatory, two double bedrooms, double garage, enclosed rear garden & no forward chain.

**The Accommodation Comprises:**

**Entrance Hall:**

Obscured UPVC double glazed door to side elevation, radiator, access to loft which houses the recently serviced boiler, door to:

**Lounge/Diner: 25' 0" x 10' 11" (7.61m x 3.32m) max**

UPVC double glazed window to front elevation, radiator, fireplace, space for table and chairs, sliding doors into Conservatory:

**Conservatory: 10' 4" x 10' 2" (3.15m x 3.10m)**

UPVC double glazed windows to side and rear elevations, door to side elevation.

**Kitchen/Breakfast Room: 12' 4" x 7' 0" (3.76m x 2.13m)**

UPVC double glazed window to rear elevation, with a range of base cupboards and matching eye level units, space for fridge/freezer, integrated oven, wash hand basin with mixer tap, tiled flooring, door to:

**Utility Room: 9' 0" x 3' 10" (2.74m x 1.17m)**

Polycarbonate roof, storage units, plumbing and space for washing machine, sliding doors to rear garden.

**Bedroom One: 12' 5" x 10' 9" (3.78m x 3.27m)**

UPVC double glazed window to front elevation, radiator.

**Bedroom Two: 13' 2" x 9' 1" (4.01m x 2.77m)**

Two UPVC double glazed windows to side elevation, fitted wardrobes, radiator.

**Bathroom: 9' 2" x 4' 6" (2.79m x 1.37m)**

UPVC double glazed window to side elevation, corner bath with shower above, low level WC, wash hand basin set in vanity unit, ladder-style radiator.

**Outside:**

The front garden is a delightful feature of the property, laid to lawn with mature shrubs and trees to borders, patio and path, driveway providing off-road parking for several vehicles. The rear garden is low maintenance, laid to patio, greenhouse and enclosed by panelled fencing with side gate.

**Garage:**

Large brick-built garage with twin up and over doors to rear of the property.

**General Information:**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains supply

Sewerage: Mains sewerage

Mobile & Broadband coverage: please check via

<https://checker.ofcom.org.uk>

Flood risk: please check via [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)





Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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\*DRAFT DETAILS\*

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