

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





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		

Tenure: Freehold

Council Tax Band: D

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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

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