

Situated in a popular location amongst families is this four bedroom two bathroom terraced home benefitting from enclosed rear garden, conservatory and utility area.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Hall
Stairs to first floor with two under-stairs storage cupboards, radiator, door to:-

Dining Room 11' 11" plus bay x 10' 6" (3.63m x 3.20m)
Double glazed bay window to front elevation, feature fireplace, space for table and chairs, radiator.

Lounge 11' 10" x 10' 4" (3.60m x 3.15m)
Glazed window to conservatory, radiator.

Kitchen/Utility Room 12' 3" x 5' 2" (3.73m x 1.57m) Utility Area 6' 7" x 4' 6" (2.01m x 1.37m)
Fitted with a range of base cupboards and matching eye level units, roll top worksurface, space for range style oven, extractor hood over, utility area with UPVC double glazed window to rear elevation, matching base cupboard and matching eye level units, roll top worksurface, stainless steel sink unit with mixer tap, space and plumbing for washing machine and slimline dishwasher, door to:

Conservatory 8' 10" x 8' 6" (2.69m x 2.59m)
UPVC double glazed patio doors and windows to rear garden, radiator, space for fridge/ freezer, space for tumble dryer.

First Floor Landing
Door to:

Bedroom Two 12' 0" x 10' 4" (3.65m x 3.15m)
Double glazed window to rear elevation, radiator, two built-in storage cupboards.

Bedroom Three 12' 2" x 9' 1" (3.71m x 2.77m) maximum measurements
Double glazed bay window to front elevation, radiator.

Bedroom Four 8' 3" x 5' 1" (2.51m x 1.55m)
Double glazed window to front elevation, radiator.

Shower Room 5' 6" x 5' 4" (1.68m x 1.62m)
Obscured double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, corner shower cubicle, radiator.

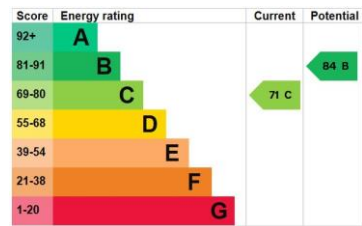
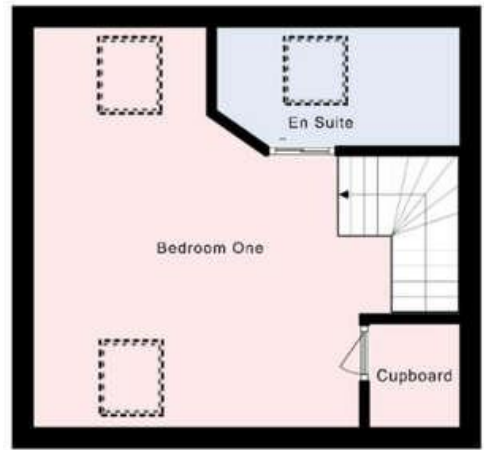
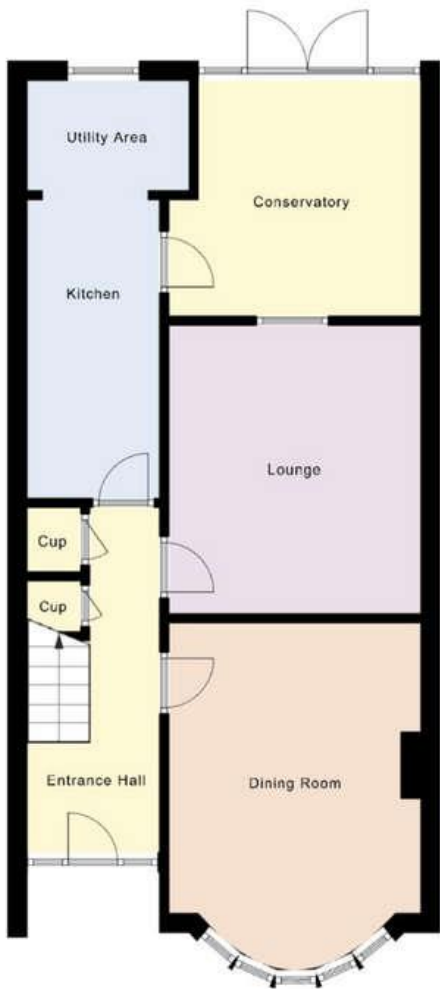
Bedroom One 15' 3" x 11' 0" (4.64m x 3.35m) maximum measurements
Door from first floor landing with stairs to second floor, Velux window to front and rear, radiator, walk-in wardrobe, access to loft space, sliding door to:

En Suite 9' 3" x 4' 6" (2.82m x 1.37m) maximum measurements
Velux window, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower connection off.

Outside
The rear garden is enclosed by panelled fencing and brick wall, mainly laid to lawn with patio area, outside tap, shed to remain, gate providing rear pedestrian access to service road. To the front of the property is a garden mainly laid to shingle with pathway to front door, mainly enclosed by low brick wall.

General Information
Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply - Mains
Sewerage - Mains
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: C

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£265,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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