

Offered for sale with no forward chain is this two bedroom end of terrace family home benefitting from enclosed rear garden, first floor bathroom and two reception rooms

**The Accommodation Comprises:**  
Obscured UPVC double glazed front door to:

**Entrance Hall**  
Stairs to first floor landing, radiator, door to:

**Lounge 10' 1" x 9' 5" (3.07m x 2.87m)**  
Two UPVC double glazed windows to front elevation, radiator.

**Dining Room 12' 7" x 10' 8" (3.83m x 3.25m)**  
UPVC double glazed window to rear elevation, radiator, under-stairs recess, opening to:

**Kitchen 11' 0" x 7' 5" (3.35m x 2.26m)**  
UPVC double glazed window to rear elevation, UPVC double glazed window and door to side elevation leading to rear garden, fitted with a range of base cupboards and matching eye level units, roll top work surface over, one and a half bowl single drainer stainless steel sink unit with mixer tap, space for oven, extractor hood over, space for fridge/freezer, space and plumbing for washing machine, and space for additional appliance, access to loft space, radiator.

**First Floor Landing**  
Access to loft space, door to:

**Bedroom One 12' 7" x 11' 6" (3.83m x 3.50m)**  
Two UPVC double glazed windows to front elevation, fitted wardrobe, radiator.

**Bedroom Two 10' 6" x 6' 0" (3.20m x 1.83m)**  
UPVC double glazed window to rear elevation, radiator.

**Bathroom 7' 4" x 6' 1" (2.23m x 1.85m)**  
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower connection off, radiator, wall mounted combination Glow-worm boiler.

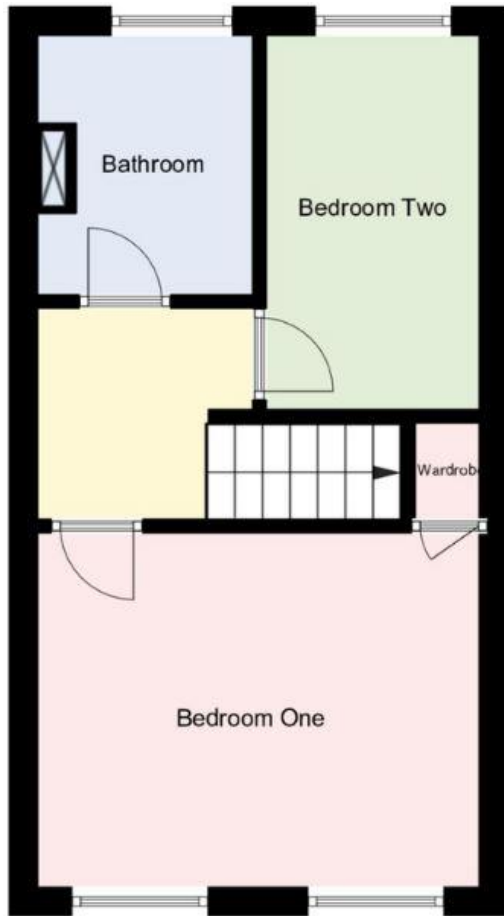
**Outside**  
The front garden is laid to paving and partially enclosed by low brick wall.

The rear garden is enclosed by brick wall and wood panelled fencing, mainly laid to lawn with patio area, gate providing side pedestrian access.

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







Tenure: Freehold  
Council Tax Band: B

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\*DRAFT DETAILS\*

£215,000  
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