

Immaculately presented family home having been modernised throughout, situated close to amenities benefitting from stunning re fitted kitchen, three bedrooms, study/ utility room, delightful rear enclosed garden & parking to the rear * A must view to truly appreciate.

The Accommodation Comprises:

Newly fitted composite front door.

Entrance Hall

UPVC double glazed window to side elevation, flat and coved ceiling, laminate flooring, radiator.

Study/Utility Room 10' 10" x 10' 5" (3.30m x 3.17m)

UPVC double glazed window to front elevation, flat and coved ceiling, two cupboards housing utility meters, radiator, laminate flooring, stairs to First Floor Landing.

Open Plan Lounge/Diner 22' 10" x 10' 11" (6.95m x 3.32m)

UPVC double glazed window to front elevation, UPVC double glazed French doors to rear elevation, UPVC double glazed window to side elevation, laminate flooring, flat and coved ceiling, two radiators.

Kitchen 13' 3" x 8' 8" (4.04m x 2.64m)

UPVC double glazed window to rear elevation, beautiful recently refitted kitchen with a range of base cupboards and matching eye level units, double gas hob, extractor hood above, built-in oven and grill, larder cupboard/pantry with shelving, composite sink with mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, vertical radiator.

First Floor Landing 0' 0" x 0' 0" (0.00m x 0.00m)

Flat ceiling, access to loft space, airing cupboard housing Baxi combination boiler.

WC

Obscured UPVC double glazed window to rear elevation.

Bathroom 5' 8" x 5' 5" (1.73m x 1.65m)

Obscured UPVC double glazed window to rear elevation, wash hand basin with mixer taps, bath with mixer taps, mains shower over, lino flooring, chrome ladder-style radiator, extractor fan, flat ceiling.

Bedroom One 13' 3" x 10' 11" (4.04m x 3.32m)

UPVC double glazed window to front elevation, flat ceiling, radiator.

Bedroom Two 11' 0" x 10' 11" (3.35m x 3.32m)

UPVC double glazed window to front elevation, flat ceiling, built-in storage cupboard with hanging rail, radiator.

Bedroom Three 7' 7" x 7' 1" (2.31m x 2.16m)

UPVC double glazed window to rear elevation, built-in storage cupboard, flat and coved ceiling, radiator.

Outside

To the front of property are grassed areas. To the rear there is parking and a newly laid driveway with double gates providing access, additional side pedestrian gate, double shed with power and light (to remain), garden area with mature trees and shrubs to borders, artificial grass, patio area and path, enclosed by panelled fencing.

Vendor Supplied Information

The Baxi Combination Boiler, double glazing, kitchen, carpets, laminate flooring, and the internal oak doors are all less than two years old.

Solar Panels

The Vendor advises that the solar panels are owned with 11 years left on the contract and generates approximately £1800 per annum financial gain.

General Information

Construction: Traditional

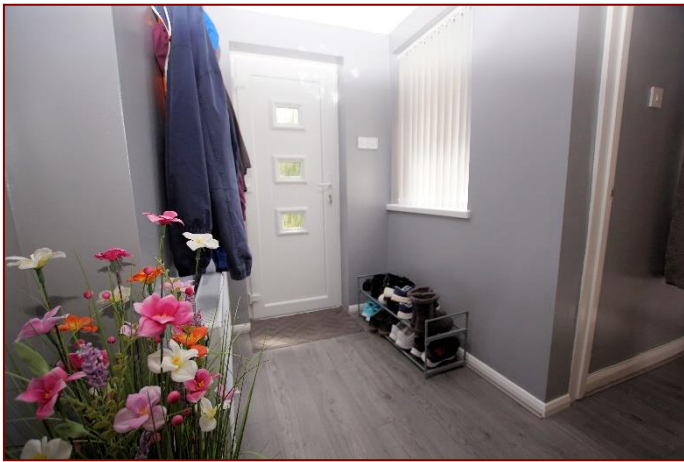
Water Supply: Portsmouth Water

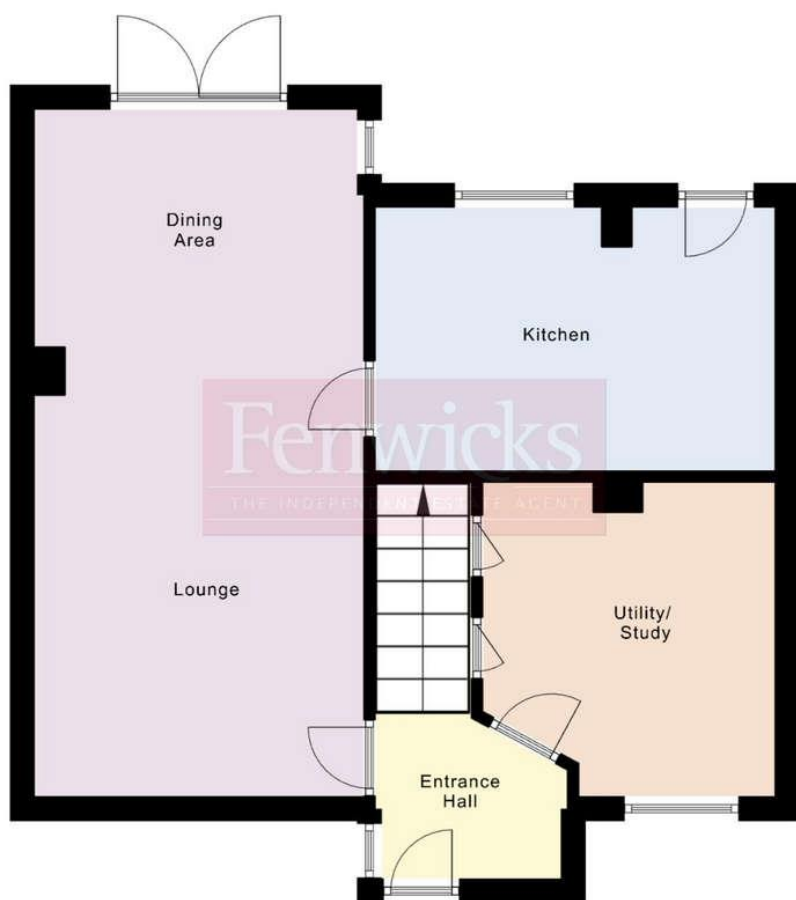
Electric Supply: TBC

Sewerage: Mains sewerage

For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

For Flood risk: <https://www.gov.uk/check-long-term-flood-risk>





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

Tenure: Freehold
Council Tax Band: B

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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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