

Superbly presented three bedroom family home situated in the popular Elson location, benefitting from off-road parking to the rear for two vehicles, bi-folding doors to rear garden, and separate lounge. A must view!

The Accommodation Comprises:

Obscured UPVC double glazed front with obscured UPVC double glazed side panels to:

Entrance Hall

Flat ceiling, stairs to First Floor, under-stairs storage cupboard, radiator, doors off to:

Lounge 13' 10" into Bay x 10' 6" (4.21m x 3.20m)

Flat ceiling, UPVC double glazed bay window to front elevation, radiator.

Dining Area 11' 7" x 9' 4" (3.53m x 2.84m)

Flat ceiling with inset spotlights, UPVC double glazed bi-folding doors to rear garden, space for table and chairs, radiator, opening to:

Kitchen 14' 0" x 6' 3" (4.26m x 1.90m)

Flat ceiling with inset spotlights, UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, integrated fridge, integrated dishwasher, integrated electric oven and grill with induction hob and extractor hood over, space and plumbing for washing machine, wall mounted combination boiler, one and a half bowl single drainer sink unit with mixer tap.

First Floor Landing

Access to loft space, doors to:

Bedroom One 13' 11" into Bay x 9' 8" (4.24m x 2.94m)

Flat ceiling, UPVC double glazed bay window to front elevation, radiator.

Bedroom Two 10' 10" x 9' 9" (3.30m x 2.97m)

Flat ceiling, UPVC double glazed window to rear elevation, radiator.

Bedroom Three 8' 0" x 6' 1" (2.44m x 1.85m)

Flat ceiling, UPVC double glazed window to front elevation.

Bathroom 5' 7" x 5' 11" (1.70m x 1.80m)

Flat ceiling, obscured UPVC double glazed window to rear elevation, low level WC, wash hand basin with mixer tap set in vanity unit, panelled bath with shower screen and waterfall mixer tap, mains shower with additional rainfall shower head over, chrome ladder-style radiator.

Outside

The rear garden is enclosed by wood panelled fencing, mainly laid to artificial lawn with patio area, pergola, two sheds both with power, gate providing rear pedestrian access to gravelled area offering off-road parking for two vehicles accessed via service road.

The front garden is enclosed by low brick wall with gate, mainly laid to block paving with area laid to chippings and pathway to front door.

General Information:

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Sewerage: Mains sewerage

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: B

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£279,995

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