

This beautifully presented semi-detached bungalow is situated in a sought-after location and has been tastefully improved by the current owner. The property benefits from two bedrooms, large conservatory and pleasant enclosed garden. Offered for sale with no forward chain.

**The Accommodation Comprises:**  
UPVC double glazed composite front door with glazed side panel to:

**Entrance Hall**  
Inset spotlights, access to loft space, coved ceiling, radiator, dado rail.

**Lounge** 17' 0" x 10' 10" (5.18m x 3.30m)  
UPVC double glazed bay window to front elevation, two radiators, marble fireplace with electric fire, UPVC double glazed double opening door into Conservatory.

**Kitchen** 11' 7" x 12' 5" (3.53m x 3.78m)  
UPVC double glazed window to rear elevation, coved ceiling, fitted with a range of base cupboards and matching eye level units, roll top worksurface, integrated electric oven, gas hob with extractor hood over, integrated washing machine, fridge and freezer, radiator, UPVC double glazed door to Conservatory.

**Conservatory** 12' 5" max x 21' 7" (3.78m max x 6.57m)  
UPVC double glazed windows and French doors to rear garden, two radiators, glass roof.

**Bedroom One** 10' 7" x 12' 6" (3.22m x 3.81m)  
UPVC double glazed bay window to front elevation, radiator, built-in wardrobes with mirrored fronted sliding doors, dado rail.

**Bedroom Two** 9' 2" x 7' 5" (2.79m x 2.26m)  
UPVC double glazed window to side elevation, coved ceiling, radiator.

**Shower Room** 7' 4" x 9' 3" (2.23m x 2.82m)  
Obscured UPVC double glazed window to side elevation, coved ceiling, inset spotlights, close coupled WC, wash hand basin set in vanity unit with fitted mirror above, storage cupboards below with extended worktop shelf, double shower cubicle with mains shower and additional rainfall shower head, folding seat, radiator.

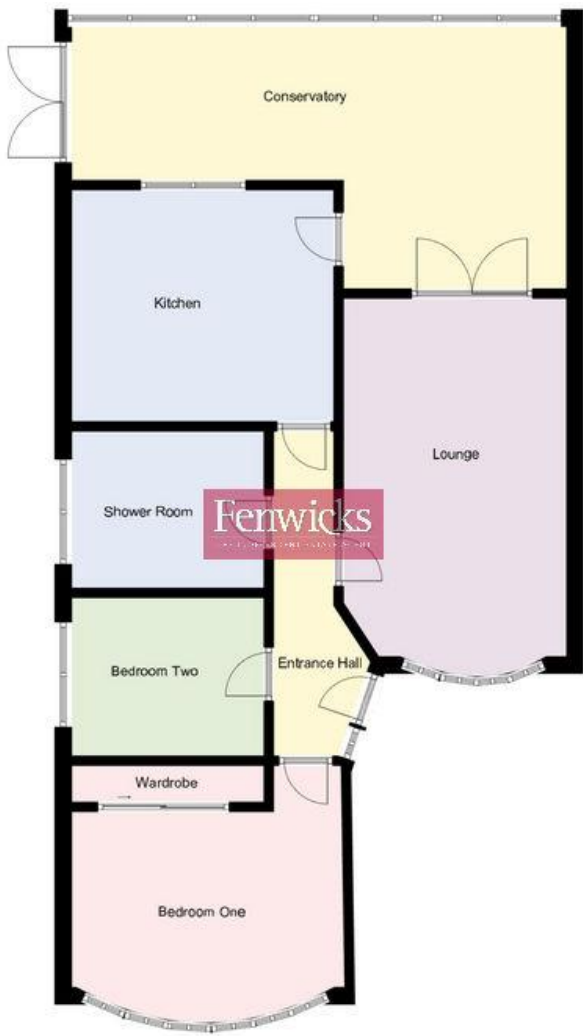
**Outside**  
The attractive rear garden is enclosed and mainly laid to lawn with a fine array of flowers, shrubs and trees to borders, side garden laid to paving and shingled borders with further shrubs, garage with rear side courtesy door, up and over metal garage door.

To the front is block paved driveway providing off-road parking and shingled area with shrubs, side pedestrian gate to rear garden and garage (please note the driveway and garage are currently divided by a fixed fence panel and gate which would need removing to allow direct vehicle access to the garage).

**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: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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\*

£437,000  
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