

A much improved and well-presented, detached family home situated in the popular Peel Common location with rarely available garage and driveway to front! The property further benefits from three well-proportioned bedrooms, each with wardrobe space, spacious lounge, downstairs WC, new windows and doors throughout and much more. An internal viewing is recommended to appreciate the accommodation offered for sale.

**The Accommodation Comprises:**  
Composite front door to:

**Entrance Hall**

Obscured UPVC double glazed window to front elevation, space for coats and shoes, radiator, stairs to first floor with under-stairs storage cupboard, UPVC double glazed window and door to rear elevation.

**Cloakroom 4' 9" x 3' 5" (1.45m x 1.04m)**

Obscured window to entrance porch, low level WC with concealed cistern, wash hand basin with mixer tap, chrome ladder-style radiator.

**Kitchen 10' 10" x 9' 0" (3.30m x 2.74m)**

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, integrated eye level oven and hob, integrated electric hob with extractor over, space and plumbing for dishwasher, space for under counter fridge, one and a half bowl single drainer stainless steel sink unit with mixer tap.

**Lounge 12' 0" x 17' 5" (3.65m x 5.30m)**

UPVC double glazed window and sliding door to rear garden, two radiators, gas fire with stone fireplace, opening to:

**Dining Area 10' 2" x 8' 0" (3.10m x 2.44m)**

UPVC double glazed window to front elevation, space for table and chairs, radiator.

**First Floor Landing**

UPVC double glazed window to rear elevation, access to loft space, cupboard housing Valliant boiler, further storage cupboard.

**Bedroom One 12' 1" x 11' 8" (3.68m x 3.55m)**

UPVC double glazed window to front elevation, built-in cupboards, radiator.

**Bedroom Two 10' 10" x 11' 9" max (3.30m x 3.58m max)**

UPVC double glazed window to rear elevation, cupboard recess, radiator.

**Bedroom Three 7' 11" x 6' 11" (2.41m x 2.11m)**

UPVC double glazed window to rear elevation, cupboard recess, radiator.

**Bathroom 8' 11" x 8' 10" (2.72m x 2.69m)**

Obscured UPVC double glazed window to front elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and mains shower over, chrome ladder-style radiator, access to eaves.

**Outside**

The rear garden is a delightful feature of the home, enclosed by wood panelled fencing, mainly laid to lawn with patio area and shrubs to borders, shed, gate providing side pedestrian access.

Insulated summer house with power and light connected, double glazed windows and double opening doors - making the perfect home office or games room!

To the front of the property is a driveway leading to garage with up and over door, power and light connected, space and plumbing for washing machine, courtesy door to rear garden.

**General Information**

Construction: Traditional  
Water Supply: Portsmouth Water  
Electric Supply: Mains  
Sewerage: Mains  
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)

Tenure: Freehold  
Council Tax Band: D

**Agents Note:**

The Vendor informs us there is a service/maintenance charge of approximately £630 per annum.

The Vendor also advises that the property benefits from leased solar panels which, in their time, have been paid for with the excess electricity generated and have provided feed tariff payments on top.

Windows and doors throughout were replaced four years ago with insulation and cladding added at the same time.

The property offers potential to extend (subject to planning permission).





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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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