

Well-presented two bedroom two bathroom family home benefitting from a modern kitchen, allocated parking space, garage in block and low maintenance rear garden.

The Accommodation Comprises:
UPVC double glazed front door to:

Entrance Hall
Inset spotlights, radiator, double opening doors to Lounge, opening to:

Kitchen 9' 9" x 8' 5" (2.97m x 2.56m)
UPVC double glazed window to front elevation, inset spotlights, fitted with a modern range of base cupboards and matching eye level units, integrated electric oven and grill, integrated electric hob with extractor hood over, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, opening to:

Lounge 19' 2" x 21' 9" max (5.84m x 6.62m max)
UPVC double glazed window, door and sliding doors to rear garden, stairs to First Floor, radiator, opening to:

Dining Area 6' 10" x 7' 0" (2.08m x 2.13m)
UPVC double glazed window to front elevation, inset spotlights, space for table and chairs, radiator.

First Floor Landing
Inset spotlights, airing cupboard housing wall-mounted combination boiler.

Bedroom One 12' 2" x 10' 1" (3.71m x 3.07m)
UPVC double glazed window to rear elevation, fitted wardrobes, radiator, door to:

En-Suite 6' 0" x 7' 1" max (1.83m x 2.16m max)
Obscured UPVC double glazed window to front elevation, roll top bath with mixer tap and hand held shower attachment, wash hand basin set in vanity unit, low level close coupled WC, chrome ladder-style radiator.

Bedroom Two 19' 4" x 8' 5" max (5.89m x 2.56m max)
Dual aspect with UPVC double glazed windows to front and rear elevation, fitted wardrobes, radiator.

Shower Room 3' 11" x 7' 2" (1.19m x 2.18m)
Obscured UPVC double glazed window to front elevation, inset spotlights, corner shower cubicle, wash hand basin set in vanity unit, low level close coupled WC.

Outside
The rear garden is enclosed by wood panelled fencing, mainly laid to lawn with shrubs to borders, shed, double opening gates providing rear access to garden with hardstanding offering potential for off-road parking.

To the front is a low maintenance garden mainly laid to shingle.

The property benefits from a garage in nearby block and an allocated parking space, further visitor spaces are available.

Agent's Note:
At the time of instruction, the Vendor informed us of the following information (which should be verified by your legal representative prior to exchange of contracts):

Maintenance Charge: £28 per month for the upkeep of the communal areas and nearby tennis court.

The gas central heating is fired by LPG bottled gas stored in the rear garden.

General Information
Construction: Non-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
Tenure: Freehold
Council Tax Band: A





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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

£190,000
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