

A well-presented property which has been tastefully modernised and extended with two double bedrooms, ideally located close to shops, schools and transport links, beautifully fitted kitchen, family bathroom, delightful enclosed rear garden * A must view to truly appreciate*

The Accommodation Comprises:-
Obscured UPVC double glazed door into:

Entrance Porch:-
Consumer unit inside cupboard, door into:

Open Plan Lounge/ Diner:- 22' 0" x 13' 1" (6.70m x 3.98m) maximum measurements
UPVC double glazed bay window to front elevation, two radiators, under stairs storage recess, feature fireplace to wall, UPVC door into utility room.

Utility Room:- 18' 0" x 4' 7" (5.48m x 1.40m) maximum measurements
Tiled flooring, space and plumbing for washing machine and tumble dryer, sliding door into downstairs WC, UPVC door and window to rear garden.

W.C 5' 9" x 2' 2" (1.75m x 0.66m) within utility area
Obscured window into kitchen continuation of tiled flooring, low-le WC wash basin with mixer tap.

Kitchen:- 18' 0" x 7' 9" (5.48m x 2.36m)
A beautifully fitted modern kitchen with a range of base cupboards and matching eye level units, composite sink with mixer tap, tiled flooring, integrated electric oven with extractor hood over, integrated fridge/freezer, integrated slimline dishwasher, integrated microwave, oven and grill, storage cupboard housing a Baxi boiler, radiator, UPVC double glazed French doors to rear elevation, inset spotlights, UPVC double glaze window looking into utility room.

First Floor Landing
Access to loft, radiator.

Bedroom One:- 13' 1" x 9' 10" (3.98m x 2.99m)
UPVC double glazed window to front elevation, radiator.

Bedroom Two:- 11' 8" x 8' 3" (3.55m x 2.51m)
UPVC double glazed window to rear elevation, laminate flooring, radiator.

Outside:-
To the front of the property the garden is enclosed by a low brick wall and gate, of low maintenance laid to artificial lawn. The rear garden is a delightful feature of the property with rear access via a service road and gate, enclosed by panel fencing, mainly laid to artificial lawn with decking, patio and path, mature shrubs and trees to borders, washing line, outside tap, large garden shed, there is potential to have off-road parking to the rear.

Bathroom:- 8' 10" x 7' 10" (2.69m x 2.39m)
Modern fitted bathroom, obscured UPVC double glazed window to side elevation, P-shaped bath with waterfall shower and shower attachment above, low-level W.C, wash basin with mixer tap, Lino flooring, ladder style radiator, extractor fan.

General Information
Construction – Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
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>

Agents Note:-
Our vendor informs us of the following, the property has had a newly fitted consumer unit, gas and boiler service (certificate in place) woodworm treatment as a preventative measure.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 71 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

Offers in Excess of £230,000
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