

Spacious well-presented family home in sought-after location with off-road parking and garage, three bedrooms, modern kitchen/diner, separate lounge and low maintenance garden.

The Accommodation Comprises:  
UPVC double glazed front door with side glazed panels to:

Entrance Hall  
Inset spotlights, under-stairs storage cupboard, stairs to First Floor

Lounge 12' 7" x 10' 6" (3.83m x 3.20m) maximum measurements  
UPVC double glazed bay window to front elevation, radiator, fireplace recess with decorative oak mantle.

Kitchen/Diner 32' 3" x 15' 9" (9.82m x 4.80m) maximum  
UPVC double glazed windows and door to rear garden, inset spotlights, beautifully re-fitted kitchen with base cupboards, matching eye level units and drawer units, oak work surface, integrated electric oven, gas hob with extractor hood over, integrated microwave, integrated dishwasher, single bowl single drainer sink unit with mixer tap, space for American-style fridge/freezer, utility cupboard with space and plumbing for washing machine and tumble dryer, space for table and chairs, vertical radiator, door to:

Cloakroom  
UPVC double glazed obscured window to rear elevation, close coupled WC incorporating wash hand basin with mixer tap, tiling to half wall.

First Floor Landing  
Inset spotlights, access to boarded loft space with pull-down ladder, storage cupboard.

Bedroom One 11' 5" x 10' 1" (3.48m x 3.07m)  
UPVC double glazed window to rear elevation, radiator.

Bedroom Two 13' 0" x 9' 10" (3.96m x 2.99m) maximum measurements  
UPVC double glazed half bay window to front elevation, radiator.

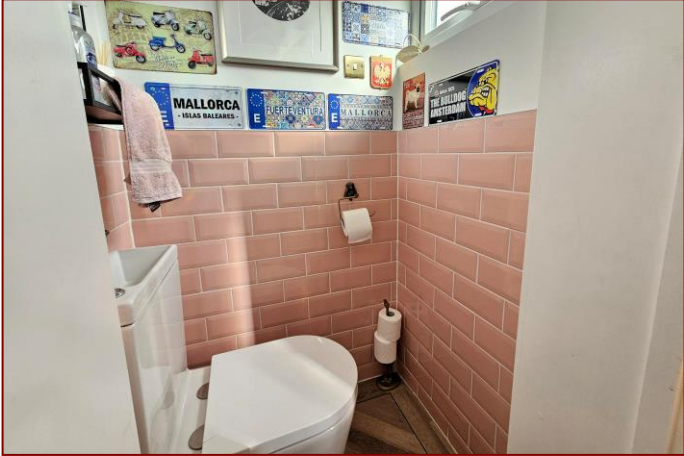
Bedroom Three 6' 10" x 5' 11" (2.08m x 1.80m)  
UPVC double glazed window to front elevation, radiator.

Shower Room 5' 7" x 5' 6" (1.70m x 1.68m)  
Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, shower cubicle with mains shower and additional rainfall shower head, inset spotlights, ladder-style radiator, tiled flooring.

Outside  
The rear garden is enclosed by wall and fully paved, outside power points, lights and water tap, pedestrian gate giving access to the rear, courtesy door to garage. There is off-road parking to the front.

General Information  
Construction: Traditional  
Water Supply: Portsmouth Water  
Electric Supply: Mains  
Gas Supply: Mains  
Sewerage: Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		







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\*DRAFT DETAILS\*

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