

* A charming character property, in a popular location, having been much improved by our current owner, briefly comprising a beautiful sun room with bi-fold doors over-looking the low maintenance rear garden, two double bedrooms - the master en-suite, additional downstairs bathroom, modern fitted kitchen, car port & workshop, off-road parking *

The Accommodation Comprises:
Newly fitted composite front door to:

Entrance Hall
Obscured UPVC double glazed window to side elevation, radiator, lino flooring, stairs to First Floor, doors to:

Lounge 9' 11" x 13' 10" (3.02m x 4.21m)
UPVC double glazed bay window to front elevation, two radiators, storage cupboards with shelves each side of feature fireplace (chimney stack has been removed).

Open Plan Family Room:

Kitchen 12' 2" x 9' 9" (3.71m x 2.97m)
UPVC double glazed window to side elevation, a range of base cupboards and matching eye level units, ceramic sink unit with mixer tap, water softener in cupboard below sink (to remain), integrated induction hob as well as a gas hob, extractor hood, integrated oven and grill, space and plumbing for slimline dishwasher, space for fridge/freezer, metro-style tiling to half way, Worcester combination boiler to wall, laminate flooring.

Sun Room 11' 8" x 13' 9" (3.55m x 4.19m)
UPVC double glazed bi-fold doors to rear elevation, sliding doors to side elevation, glass lantern roof, inset spotlights, laminate flooring, radiator, door to:

Bathroom
Low level WC, wash hand basin, P-shaped bath with shower above, inset spotlights, extractor fan, ladder-style chrome radiator, folding door to utility cupboard housing meters, space and plumbing for washing machine, storage cupboard to wall.

First Floor Landing
Inset spotlights. Doors to:

Bedroom One 10' 0" x 13' 10" (3.05m x 4.21m)
Two UPVC double glazed window to rear elevation, storage cupboard with hanging rail, radiator, laminate flooring, door to:

En-Suite
Obscured UPVC double glazed window to side elevation, low level WC, lino flooring, wash hand basin, ladder-style chrome radiator, walk-in shower with shower head above and a shower attachment, inset spotlights, vanity unit to wall.

Bedroom Two 10' 0" x 14' 11" (3.05m x 4.54m)
UPVC double glazed window to front elevation, radiator, laminate flooring, access to boarded loft with power and light via ladder.

Outside
There is a drive laid to shingle and stone providing off-road parking, door to workshop/car port. The rear garden is a delightful feature of the property, mainly laid to patio and path with seating area, enclosed by panelled fencing, side access.

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
Tenure: Freehold
Council Tax Band: C

Vendor Information
The Vendor advises the following at the time of instruction but all information should be verified by your solicitor prior to exchange of contracts:

- Solar panels are fully owned.
- The double glazing was installed in 2023 and the combination Worcester boiler in 2017.



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



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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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