

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
Newly installed 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
UPVC double glazed door and window to rear garden, tiled floor, space and plumbing for washing machine and tumble dryer, sliding door into downstairs WC.

W.C. 5' 9" x 2' 2" (1.75m x 0.66m) within utility area
Obscured window into kitchen, tiled floor, low level WC, wash hand 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 floor, integrated electric oven with extractor hood over, integrated fridge/freezer, integrated slimline dishwasher, integrated microwave oven and grill, storage cupboard housing Baxi boiler (fully serviced with certificates), radiator, UPVC double glazed French doors to rear elevation, inset spotlights, UPVC double glazed window 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.

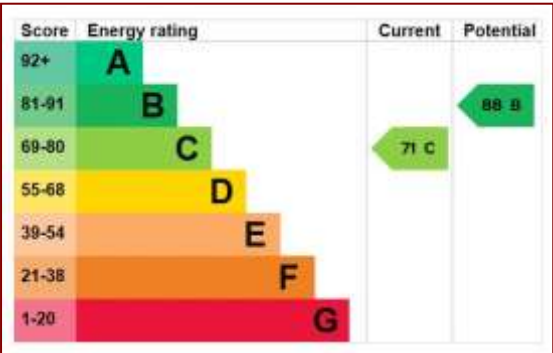
Bedroom Two 11' 8" x 8' 3" (3.55m x 2.51m)
UPVC double glazed window to rear elevation, laminate flooring, radiator.

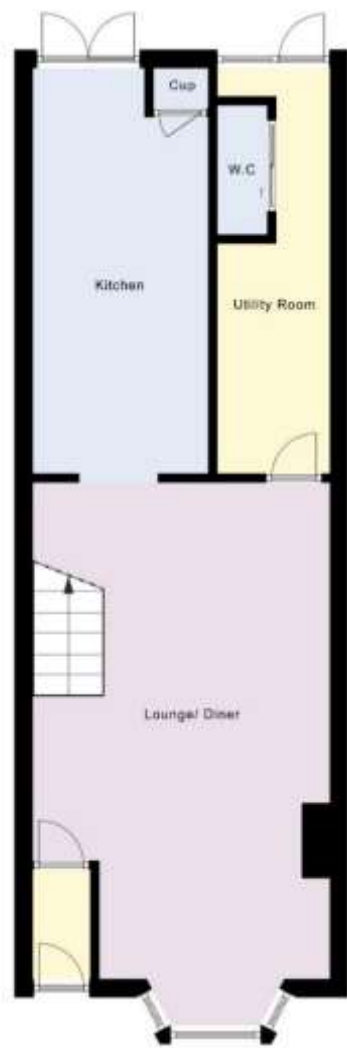
Bathroom 8' 10" x 7' 10" (2.69m x 2.39m)
Obscured UPVC double glazed window to side elevation, P-shaped bath with waterfall shower and shower attachment above, low-level W.C., wash hand basin with mixer tap, Lino flooring, ladder-style radiator, extractor fan.

Outside
To the front of the property is a low maintenance garden laid to artificial lawn, enclosed by a low brick wall and gate.

The rear garden is a delightful feature of the property with rear access via a service road and gate (with potential for off-road parking), enclosed by panel fencing, mainly laid to artificial lawn with decking, patio and path, mature shrubs and trees to borders, outside tap, large garden shed.

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: B





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