

Superbly appointed and beautifully presented three bedroom semi detached property which benefits from a modern kitchen and two bathrooms, utility room, delightful enclosed garden and driveway providing off road parking.

The Accommodation Comprises
Front door to:

Entrance Hall
Cupboard housing electrics, under stairs cupboard.

Kitchen 9' 5" x 8' 8" (2.87m x 2.64m)
UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, one and a half stainless steel sink drainer unit with mixer tap, integrated appliances to include dishwasher, fridge/freezer, oven with gas hob, extractor hood, cupboard housing boiler.

Utility Room 6' 7" x 5' 5" (2.01m x 1.65m)
Space and plumbing for washing machine, recess for tumble dryer, door to:

Cloakroom 6' 7" x 2' 11" (2.01m x 0.89m)
Obscured UPVC double glazed window to side elevation, corner pedestal wash hand basin, close coupled WC.

Lounge/Dining Room 16' 0" x 15' 7" (4.87m x 4.75m)
UPVC double glazed window and double opening doors to rear garden, radiator.

Landing
Access to loft space, two storage cupboards.

Bedroom One 12' 4" x 12' 0" (3.76m x 3.65m) maximum measurements
UPVC double glazed full length window to front elevation, radiator, door to:

En Suite 6' 8" x 3' 10" (2.03m x 1.17m)
Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, ladder style radiator.

Bedroom Two 12' 8" x 8' 7" (3.86m x 2.61m)
UPVC double glazed full length window to rear elevation, radiator.

Bedroom Three 10' 11" x 7' 0" (3.32m x 2.13m) maximum measurements
UPVC double glazed full length window to rear elevation, radiator.

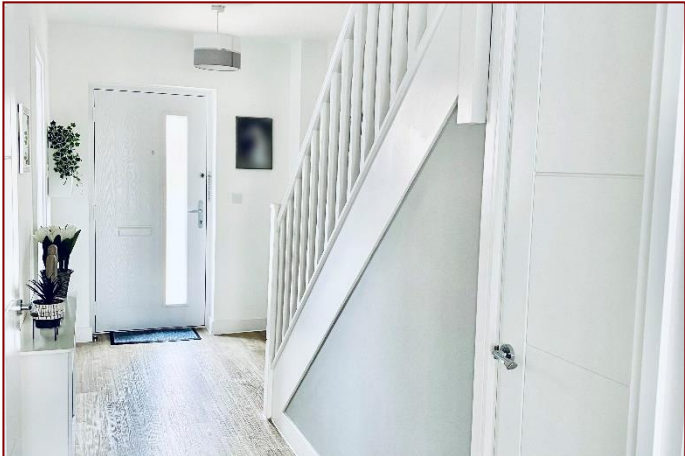
Bathroom 8' 7" x 6' 11" (2.61m x 2.11m) maximum measurments
Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, extractor fan, ladder style radiator.

Outside
The property benefits from a driveway to side offering space for up to two cars. To the rear the garden is low maintenance with artificial lawn and a slabbed patio area for seating along with side access to the drive.

Agents Note
The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Estate Management Charge: £168 Approximately per annum

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>



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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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

£411,500
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