

Beautifully presented and deceptively spacious three bedroom family home enjoying views over Alver Valley. The property benefits from an en-suite to the master bedroom and off road parking for two cars.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Hall**  
Stairs to first floor, radiator.

**Cloakroom** 5' 4" x 2' 9" (1.62m x 0.84m)  
Obscured window to front elevation, close coupled WC, pedestal wash hand basin, radiator.

**Lounge/Diner** 26' 7" x 12' 2" (8.10m x 3.71m) narrowing to 7'10"  
Coved ceiling, UPVC double glazed window to front elevation and UPVC double glazed double opening doors to rear garden, under stairs storage cupboard, , two radiators, door to:-

**Kitchen** 10' 0" x 7' 4" (3.05m x 2.23m)  
Fitted with a range of base cupboards and matching eye level units, roll top work surface and unit lighting, single drainer stainless steel sink unit with mixer tap, integrated electric oven and gas hob and extractor hood over, recess and plumbing for washing machine, space for fridge/freezer, radiator, UPVC double glazed door to rear garden.

**First Floor Landing**  
Coved ceiling, access to loft space, storage cupboard.

**Bedroom One** 12' 3" x 9' 2" (3.73m x 2.79m)  
Coved ceiling, UPVC double glazed window to front elevation, radiator, door to:

**En-Suite** 6' 8" x 4' 6" (2.03m x 1.37m) maximum measurements  
Close coupled WC, pedestal wash hand basin, shower cubicle, ladder style radiator.

**Bedroom Two** 9' 3" x 9' 2" (2.82m x 2.79m)  
Coved ceiling, UPVC double glazed window to rear elevation with views over the Alver Valley, radiator, built-in wardrobe.

**Bedroom Three** 9' 2" x 6' 1" (2.79m x 1.85m)  
Coved ceiling, UPVC double glazed window to front elevation, radiator, built in cupboard.

**Bathroom** 6' 2" x 6' 0" (1.88m x 1.83m)  
UPVC double glazed obscured window to rear elevation WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, ladder style radiator.

**Outside**  
To front the property there is off-road parking for two vehicles. The rear garden is enclosed by wooden panel fencing with pedestrian access, laid to artificial grass with patio area, storage shed, outside water tap and light.

**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>

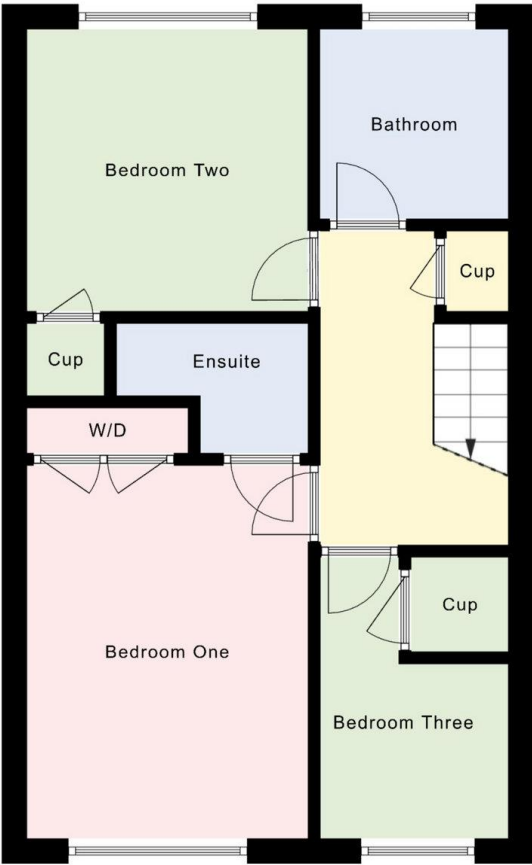
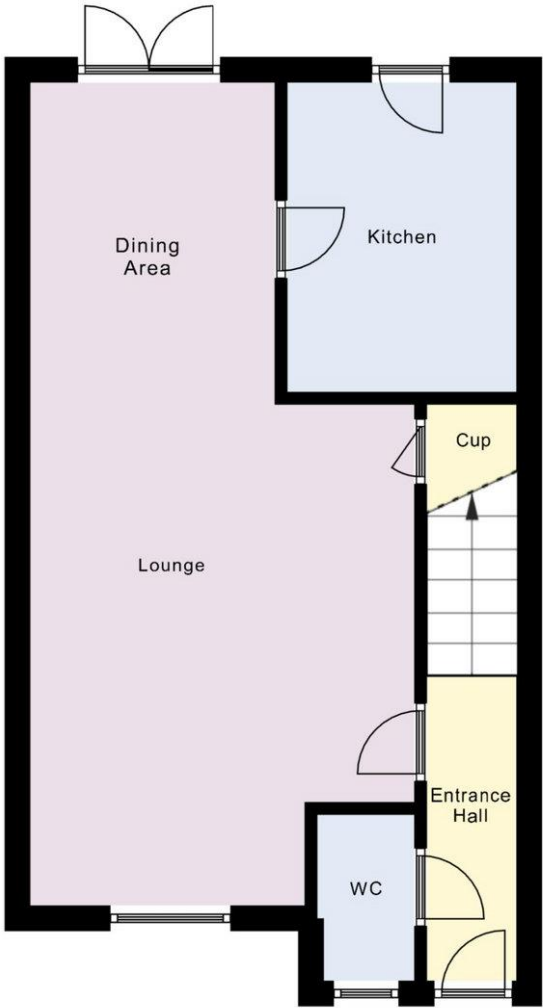




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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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\*

£340,000  
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