

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.

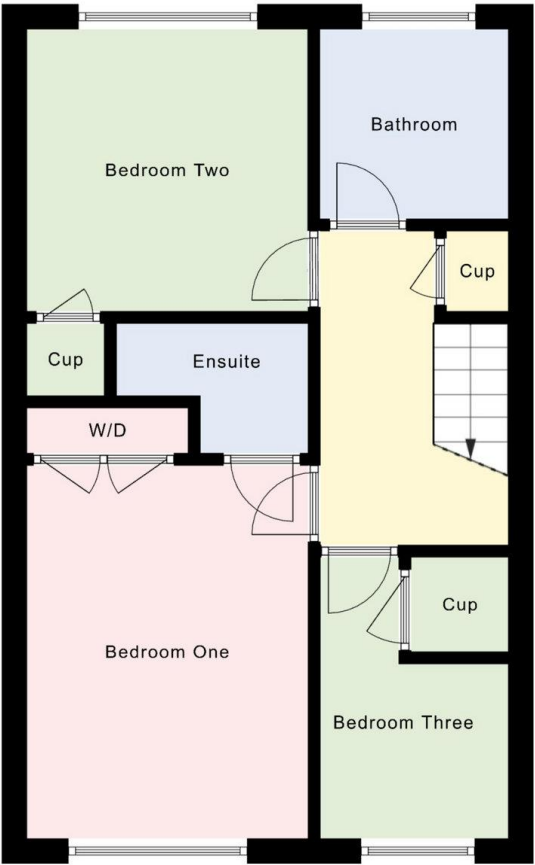
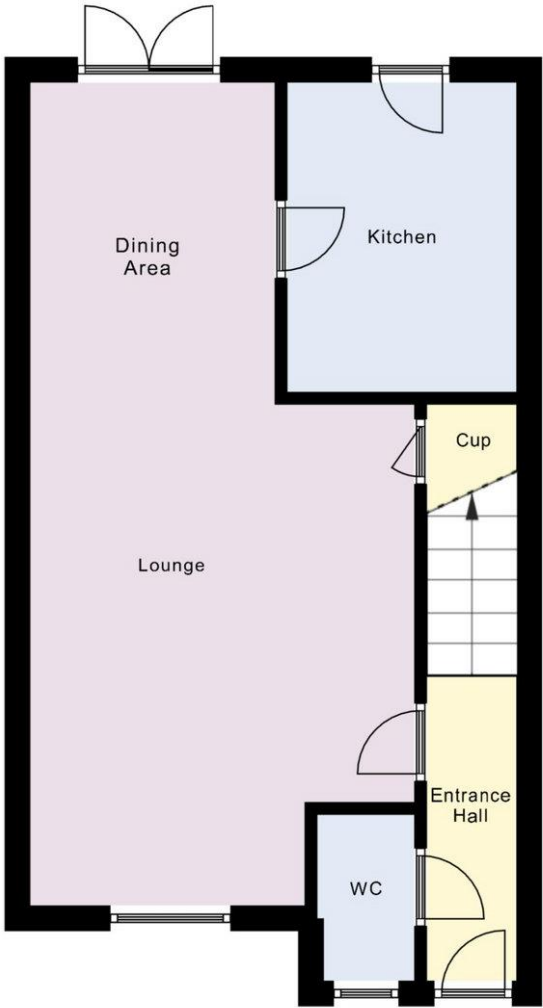
General Information
Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



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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DRAFT DETAILS

£332,500
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