

Situated on the popular Cherque Farm development is this semi-detached three bedroom home. Positioned in a cul de sac, the property benefits from an enclosed rear garden, driveway to the side leading to the garage.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Stairs to first floor.

**Cloakroom**

UPVC double glazed obscure window to front elevation, close coupled WC, pedestal wash hand basin, radiator, access to fuse board, solar panel controls.

**Lounge/Dining Room** 26' 7" maximum x 12' 2" narrowing to 7' 10" (8.10m x 3.71m)

UPVC double glazed window to front elevation, coved ceiling, two radiators, under stairs cupboard, space for table and chairs, sliding door to:

**Conservatory** 13' 8" x 9' 5" (4.16m x 2.87m)

UPVC double glazed windows and double doors to rear garden.

**Kitchen** 10' 0" x 7' 3" (3.05m x 2.21m)

Fitted with a range of base cupboards and matching eye level units, cupboard housing boiler, single sink and drainer unit with mixer tap, integrated oven and gas hob, extractor fan, space and plumbing for washing machine, door to conservatory.

**Landing**

Cupboard housing water tank, access to loft.

**Bedroom One** 12' 3" x 9' 2" (3.73m x 2.79m) plus wardrobe

UPVC double glazed window to front elevation, coved ceiling, radiator, built-in wardrobe, door to:

**En Suite**

Close coupled WC, pedestal wash hand basin, shower cubicle, ladder style radiator.

**Bedroom Two** 9' 5" x 9' 2" (2.87m x 2.79m) plus cupboard

UPVC double glazed window to rear elevation, coved ceiling, built-in wardrobe, radiator.

**Bedroom Three** 6' 9" x 6' 1" (2.06m x 1.85m) plus cupboard & recess

UPVC double glazed window to front elevation, coved ceiling, radiator, storage cupboard.

**Bathroom** 6' 6" x 6' 2" (1.98m x 1.88m)

UPVC double glazed obscured window to rear elevation, close coupled WC, wash hand basin set in vanity unit, panelled bath with mains shower, ladder style radiator, extractor fan.

**Outside**

The rear garden is low maintenance and enclosed by wood panelled fencing, mainly laid to patio with shrubs to borders. To the front of the property is further garden laid to shingle with a pathway to the front door. The property benefits from a shared driveway to the side providing of road parking and leading to the garage.

**Garage**

Up and over door, power and lighting, courtesy door to rear garden.

**Agents Note**

The property benefits from owned solar panels.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains sewerage

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+	<b>A</b>	92 A	95 A
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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\*

£365,000  
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