

This two double bedroom mid terrace house is situated in a quiet cul de sac within close proximity to local amenities. The property benefits from one allocated parking space.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Storage cupboard housing consumer unit, radiator, stairs to first floor.

**Kitchen 10' 8" x 5' 5" (3.25m x 1.65m)**

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, single bowl stainless steel sink and drainer unit with mixer tap, recess and plumbing for dishwasher and washing machine, space for double oven and fridge, extractor hood, tiling to walls.

**Lounge/Dining Room 16' 4" x 11' 7" (4.97m x 3.53m)**

UPVC double glazed sliding doors to rear garden, feature electric fireplace with brick surround, coved ceiling, radiator.

**Landing**

Access to loft.

**Bedroom One 9' 1" x 9' 1" (2.77m x 2.77m) plus wardrobes**

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

**Bedroom Two 11' 7" x 8' 6" (3.53m x 2.59m)**

UPVC double glazed window to front elevation, radiator, built-in wardrobe housing boiler.

**Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)**

Close coupled WC, pedestal wash hand basin, panelled bath with electric shower over, partial tiling to walls.

**Outside**

The rear garden is enclosed by wood panel fencing, mainly laid to lawn with a pathway to gate leading to allocated parking, patio area, shrubbery and foliage to borders, shed, awning. To the front of the property is laid to brick with pathway to the front door, storage cupboard.

**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>

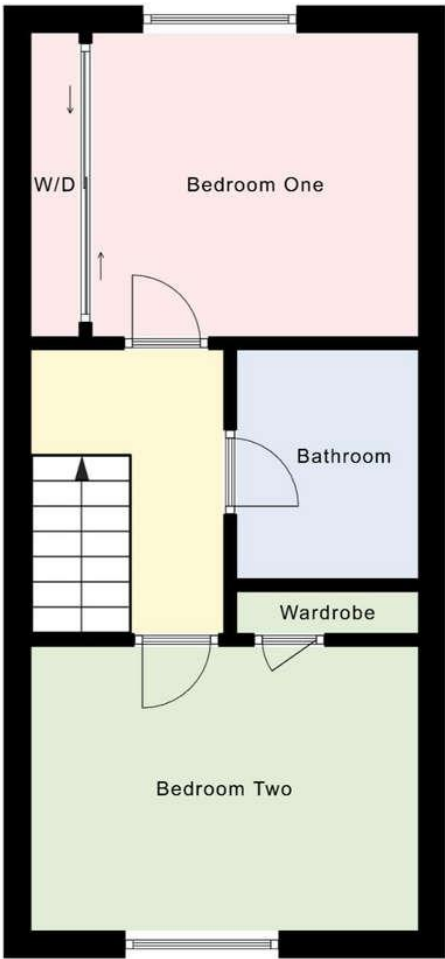
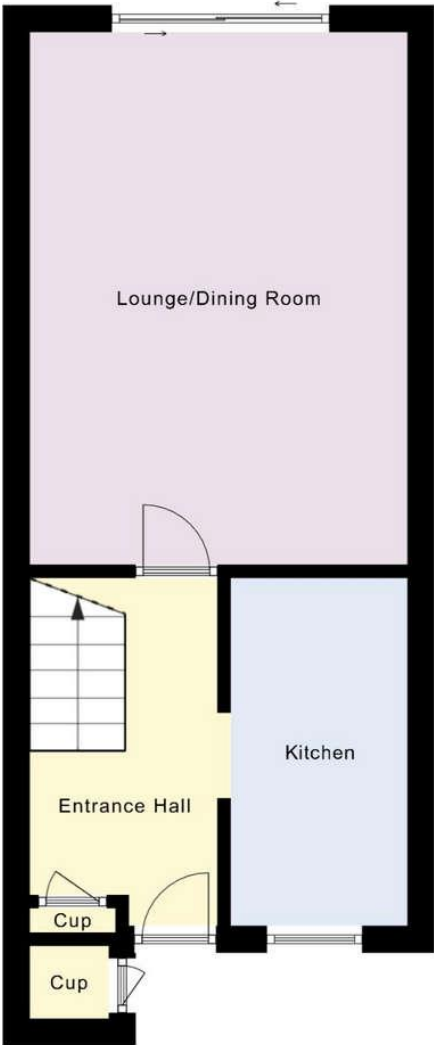




Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 B
69-80	<b>C</b>	74 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Tenure: Freehold

Council Tax Band: B



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\*DRAFT DETAILS\*

£250,000  
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