

Tucked away in a sought after location within Hill Head is this deceptively spacious three / four bedroom semi detached bungalow set within a delightful plot with an established and generous sized rear garden. The property offers amble and versatile living. There's a driveway to the side providing off road parking and garage. The property is offered for sale with no forward chain.

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, radiator.

Dining Room/Bedroom Four 19' 11" x 8' 10" narrowing to 5' 11" (6.07m x 2.69m)

UPVC double glazed window to front elevation, radiator.

Bedroom Three 13' 9" x 11' 4" (4.19m x 3.45m) maximum measurement

UPVC double glazed window to from elevation, radiator.

Bathroom 6' 11" x 5' 7" (2.11m x 1.70m)

Obscured UPVC double glazed window to side elevation, heated towel rail, tiled bath with electric shower over, close coupled WC, pedestal hand basin, extractor fan, partial tiling to walls.

Lounge 15' 6" x 11' 5" (4.72m x 3.48m)

Coved ceiling, gas fire, radiator, sliding doors to:

Conservatory 11' 6" x 4' 7" (3.50m x 1.40m)

UPVC double glazed windows and door to rear garden, polycarbonate roof.

Kitchen 13' 6" x 8' 11" (4.11m x 2.72m)

UPVC double glazed windows to side and rear elevations, fitted with a range of base cupboards and matching eye level units, single bowl stainless steel sink and drainer unit, space for oven, floor mounted boiler, low level in cupboard housing meter and consumer unit, radiator, space and plumbing for washing machine.

Landing

UPVC double glazed window to front elevation, radiator, access to loft space, access to eaves.

Bedroom One 11' 5" x 10' 11" (3.48m x 3.32m) maximum measurements

UPVC double glazed window to side elevation, built-in wardrobes, access to eaves housing hot water tank, radiator.

Bedroom Two 13' 1" x 11' 10" (3.98m x 3.60m) plus wardrobes

UPVC double glazed window to rear elevation, radiator.

Outside

The rear garden is enclosed by wooden panelled fencing, mainly laid to lawn, well established shrubbery, patio area with pathway leading to the back of the garden, side access via gate. To the front of the property is a long concrete driveway leading to the garage with up and over door and courtesy door to rear garden, further garden laid to lawn enclosed by brick wall and shrubbery, outside 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/>

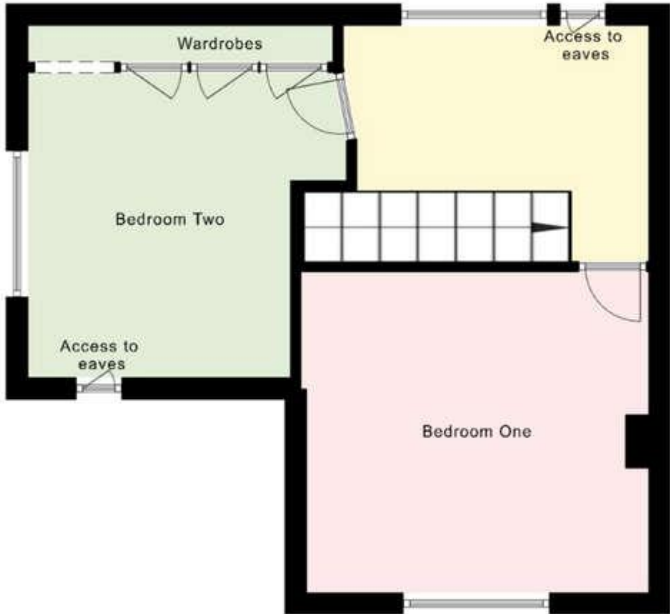
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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DRAFT DETAILS

£425,000
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