

Beautifully presented detached house with three double bedrooms and pleasant outlook over Megson Park. The property enjoys a well manicured and established enclosed garden

The Accommodation Comprises

Composite front door to:

Entrance Hall

Coved ceiling, stairs to first-floor, radiator, courtesy door to garage.

Cloakroom

Close coupled WC, pedestal wash hand basin with mixer tap, radiator.

Kitchen 10' 1" x 8' 7" (3.07m x 2.61m)

UPVC double glazed window and door to rear garden, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one and a half bowl sink unit with mixer tap, electric oven and, gas hob, extractor hood over, recess and plumbing for washing machine, cupboard housing boiler, radiator.

Lounge 13' 9" x 12' 5" (4.19m x 3.78m) maximum measurements

Coved ceiling, UPVC double glazed windows and double opening doors to conservatory, fireplace with electric fire inset, wooden surround, two radiators.

Conservatory:- 11' 11" x 10' 11" (3.63m x 3.32m)

Base brick with UPVC double glazed windows and double opening doors to rear garden, polycarbonate roof.

Dining Room:- 10' 9" x 8' 10" (3.27m x 2.69m) plus bay window

Coved ceiling, UPVC double glazed bay window to front elevation, radiator, under stairs storage cupboard.

First Floor Landing:-

Coved ceiling, access to loft space, cupboard housing heating system.

Bedroom One:- 12' 3" x 11' 5" (3.73m x 3.48m) maximum measurements, plus wardrobe

Coved ceiling, UPVC double glazed window to rear elevation, radiator, built-in wardrobes, door to;

En Suite:-

Obscured UPVC double glazed window to rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, shower cubicle, extractor fan, ladder style radiator.

Bedroom Two:- 14' 1" x 11' 5" (4.29m x 3.48m) maximum measurements

Coved ceiling, UPVC double glazed window to front elevation, radiator, built-in wardrobes.

Bedroom Three:- 11' 4" x 10' 10" (3.45m x 3.30m) plus bay window

Coved ceiling, UPVC double glazed bay window to front elevation, built-in wardrobes, radiator.

Bathroom:-

Obscured UPVC double glazed window to rear elevation, extractor fan, close coupled WC pedestal wash hand basin, panelled bath with mixer tap, shower cubicle, ladder style radiator.

Outside:-

The rear garden is a truly stunning feature of this home with a fine array of flowers, shrubs and trees, area laid to lawn, patio, storage shed, various seating areas. To the front of the property is a driveway providing off road parking and leading to the integral garage.

General information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

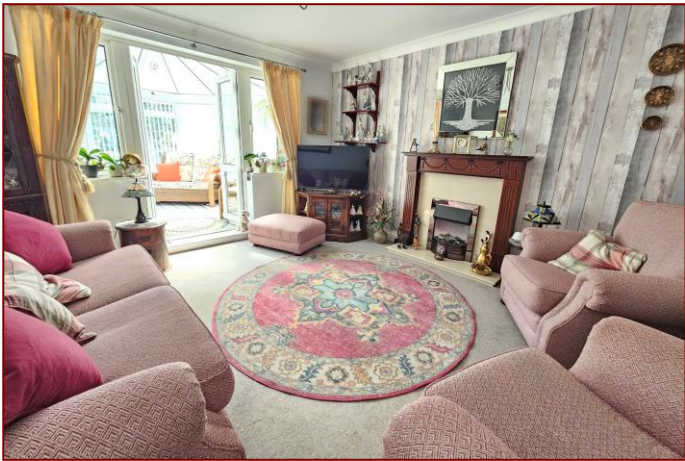
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

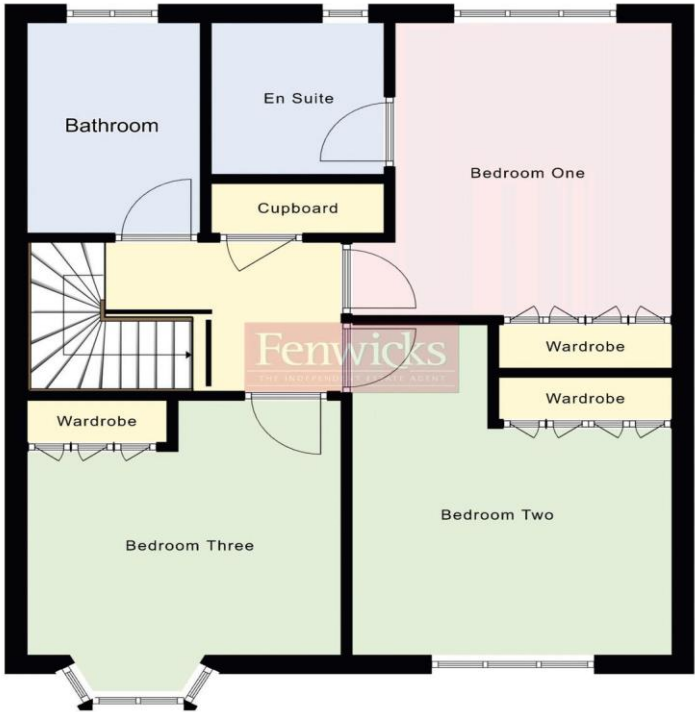
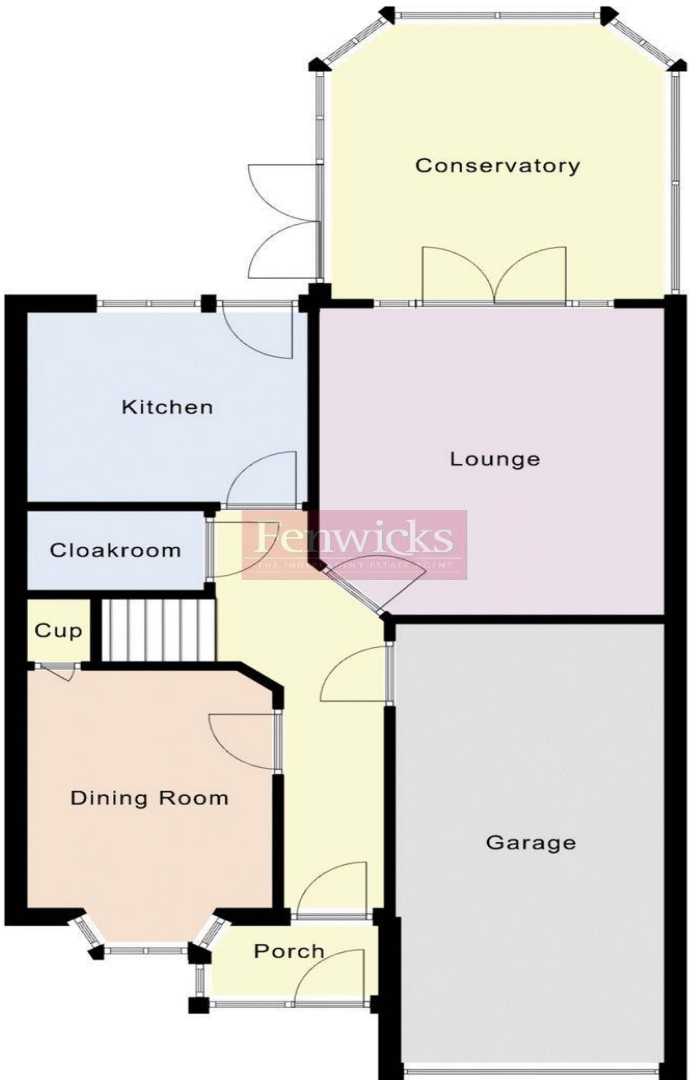
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E



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DRAFT DETAILS

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