

Set back from the road is this delightful three-bedroom family home position in a cul de sac location in Stubbington. The property benefits from a kitchen/diner along with an attractive enclosed rear garden.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch/Study 9' 4" x 4' 7" (2.84m x 1.40m)
UPVC double glazed windows, cupboard housing gas electric and consume unit and isolation switch for solar panels, door to:

Entrance Hall
Stairs to first floor, radiator, under stairs storage cupboard.

Cloakroom
Obscured UPVC double glazed window to front elevation, W.C, wash hand basin set in vanity unit.

Lounge 17' 10" x 10' 2" (5.43m x 3.10m)
Coved ceiling, UPVC double glazed double opening doors to rear garden, UPVC double glazed window to front elevation, wall mounted electric fire.

Kitchen/Dining Room 15' 6" x 11' 7" (4.72m x 3.53m)
UPVC double glazed windows and door to rear garden, fitted with a range of base cupboards and matching eye level units, one and a half bowl single drainer stainless steel sink unit with mixer tap, washing machine, fridge and freezer (to remain), radiator.

Landing
Access to loft space, UPVC double glazed window to front elevation, storage cupboard, further cupboard housing combination boiler.

Bedroom One 15' 8" plus wardrobe x 8' 1" (4.77m x 2.46m)
Coved ceiling, UPVC double glazed window to rear elevation, range of built-in bedroom furniture and built-in wardrobes with sliding door, radiator.

Bedroom Two 10' 2" x 9' 7" plus recess (3.10m x 2.92m)
UPVC double glazed window to rear elevation, radiator.

Bedroom Three 9' 4" plus recess x 7' 5" (2.84m x 2.26m)
UPVC double glazed window to rear elevation, radiator, built-in storage cupboard.

Bathroom 8' 0" x 6' 3" (2.44m x 1.90m)
Obscured UPVC double glazed window to front elevation, close coupled W.C, pedestal wash hand basin, corner shower cubicle with mains shower, panelled bath with mixer tap, ladder style radiator, tiled flooring.

Outside
The delightful rear garden is enclosed by fencing with rear pedestrian gate, attractive flowerbeds, lawn area, patio and storage shed. To the front of the house is a further garden, enclosed with further shrubs.

Agents Note
The property benefits from leased solar panels.

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	84 B	86 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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£299,995

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DRAFT DETAILS

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