

Tucked away in a popular cul-de-sac location is this beautifully presented extended three bedroom semi-detached house which benefits from a cloakroom, kitchen/dining room, off road parking and an unusually large plot.

The Accommodation Comprises
Composite glazed front door to:

Entrance Hall

UPVC double glazed obscured window, tiled flooring, stairs to first floor, radiator.

Cloakroom 4' 5" x 2' 7" (1.35m x 0.79m)

UPVC double glazed obscured window to front elevation, inset spotlighting, close coupled WC, wash hand basin set in vanity unit, continuation of hallway tiled flooring.

Kitchen/Dining Room 16' 10" x 9' 11" (5.13m x 3.02m)

UPVC double glazed window to rear elevation, coved ceiling to dining area, fitted with a modern range of base cupboards and matching eye level units, worksurface over, integrated dishwasher and washing machine, integrated electric oven and microwave, induction hob, integrated fridge freezer, stainless steel sink unit with mixer tap, space for table and chairs, opening to:

Sitting Area 9' 3" x 9' 0" (2.82m x 2.74m)

Velux window, UPVC double glazed windows and door to rear garden.

Lounge 14' 3" x 10' 6" (4.34m x 3.20m)

Double opening doors providing access from kitchen/dining room, UPVC double glazed full-length window to front elevation, modern wall hung electric fire, vertical radiator.

First Floor Landing

Coved ceiling, access to loft space, UPVC double glazed window to side elevation.

Bedroom One 13' 1" x 10' 0" (3.98m x 3.05m)

Coved ceiling, UPVC double glazed full-length window to front elevation, radiator.

Bedroom Two 8' 10" x 8' 10" (2.69m x 2.69m) plus door recess

UPVC double glazed window to rear elevation, built-in wardrobes and dressing table, radiator.

Bedroom Three 9' 7" x 6' 8" (2.92m x 2.03m) maximum measurements

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

Bathroom 7' 7" x 5' 7" (2.31m x 1.70m)

Close coupled WC, wash hand basin set in vanity drawer unit, bath with mixer tap and shower attachment, obscured UPVC double glazed window to rear elevation, ladder-style radiator.

Outside

The property enjoys an unusually large plot with established garden to the rear which is mainly laid to lawn with shrubs to borders, covered seating area with UPVC double glazed windows and polycarbonate roof and patio. To the side of the property there is a further garden laid to artificial grass and paving, side pedestrian access leading to a driveway which provides parking for two vehicles. To the front of the property there is a further garden laid to lawn with shrubs and low hedging, path leading to front door and additional side access.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

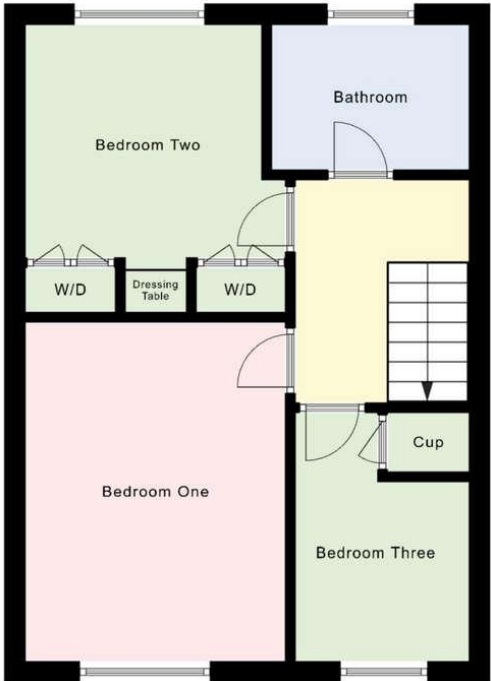
Gas Supply – Mains

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	70 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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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

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