



## Ariel Road

Fratton Portsmouth PO1 5EQ



- Entrance lobby
- Open plan lounge/dining room
- Rear aspect white high gloss kitchen overlooking garden
- Three bedrooms
- White three piece upstairs bathroom suite
- Gas central heating and double glazing
- Enclosed rear garden

## Independent Estate Agents

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**A three bedroom mid terrace house with through lounge/dining room, kitchen that overlooks the rear garden and has gas central heating and double glazing.**

## **ACCOMMODATION**

**ENTRANCE LOBBY** via part panelled part frosted double glazed front door with frosted double glazed fanlight over, frosted borrowed light from lounge/dining room, period style panelled door leading through to lounge/dining room.

**LOUNGE/DINING ROOM** 22ft 3 (6.78m) x 14ft 1 (4.30m) front to rear aspect room via double glazed windows, open tread staircase rising to first floor, two radiators, cupboard housing gas and electric meters, period style panelled door leading through to kitchen.

**KITCHEN** 16ft 5 (5.00m) x 8ft 3 (2.53m) dual side and rear aspect room via double glazed windows, kitchen comprising high gloss units with brushed steel furniture, resin single bowl single drainer inset sink unit with chrome monobloc swan neck mixer tap over, marble effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmets, four ring electric hob with brushed steel cooker hood over, adjacent electric oven and grill, space for freestanding fridge/freezer, space for washing machine, space for dishwasher, space for condensing tumble dryer, extractor fan, ceramic floor tiles, radiator, built-in storage cupboard via louvered doors, part panelled part frosted double glazed door leading to rear garden.

**FIRST FLOOR SPLIT LEVEL LANDING** access to roof space, period style panelled doors to bedrooms.

**BEDROOM 1** 12ft (3.65m) x 11ft (3.34m) (measurements taken to built-in wardrobes), his and hers built-in double wardrobes via full height sliding mirror fronted doors concealing hanging rail and storage space, radiator, front aspect double glazed window.

**BEDROOM 2** 11ft (3.36m) x 7ft 7 (2.31m) plus bulk head recess with rear aspect double glazed window, radiator.

**BEDROOM 3** 10ft 3 (3.14m) x 8ft 4 (2.54m) rear aspect room overlooking rear garden, school building and playground via double glazed window, radiator, built-in cupboard housing boiler.

**BATHROOM** 5ft 7 (1.71m) x 5ft 4 (1.63m) side aspect room via frosted double glazed window, white three piece suite comprising panel enclosed bath with chrome bath/shower mixer, tiled surround, decorative dado tile and inset tiles, close coupled wc, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, mirror over, radiator.

**OUTSIDE** to the rear of the property there is an enclosed easterly facing rear garden approximately 34ft 3 (10.46m) x 14ft 9 (4.50m) flower borders with mature flowers and shrubs, paved patio area, concrete path leading to storage shed.

**COUNCIL TAX – Portsmouth City Council – Band ... B ... - £1614.24 (2024/2025)**

**FREEHOLD**

**PARKING PERMIT ZONE - GA**

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

