

A rare opportunity to acquire this deceptively spacious two bedroom coach house within the popular Cherque Farm area with driveway & garage. The property boasts a terrace with steps leading down to a lovely enclosed rear garden.

The Accommodation Comprises:

Entrance Hallway:

UPVC double glazed front door to stairs, radiator, oak framed banister with glass panelling, consumer unit.

Lounge: 18' 5" x 10' 0" (5.61m x 3.05m)

UPVC double glazed windows to front and rear elevation, two radiators, laminate flooring, oak door.

Kitchen: 9' 10" x 8' 7" (2.99m x 2.61m)

UPVC double glazed window to front elevation, integrated gas hob with overhead extractor hood, integrated fridge/freezer, separate integrated freezer, plumbing and space for washing machine, integrated eye level double oven, inset spotlights, cupboard housing boiler, one and half bowl sink with drainer and mixer tap, range of base units and matching eye level cupboards, oak glass panelled door.

First Floor Landing:

UPVC double glazed French doors to rear balcony area, access to loft, radiator.

Bedroom One: 12' 7" x 10' 3" (3.83m x 3.12m) (max. meas)

UPVC double glazed window to front elevation, fitted wardrobes, radiator, LED light fitting with fan controlled via remote, oak door.

Bedroom Two: 9' 6" x 8' 11" (2.89m x 2.72m)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe, LED light fitting with fan controlled via remote, oak door.

Shower Room: 6' 9" x 5' 7" (2.06m x 1.70m)

Obscured UPVC double glazed window to rear elevation, double width walk in shower with mains connection and rainfall shower head, close coupled WC, wash hand basin set within vanity unit, inset spotlights, heated ladder style radiator, wooden flooring, oak door.

Outside:

To the rear the property benefits from a raised composite decking area with stairs leading down to garden and lighting set within the soffits for evening enjoyment. The garden is low maintenance and enclosed by fenced boundaries allowing access to storage cupboard and garage. The garden has an area of artificial lawn and patio. Side access via gates. To the front is a bricked paved driveway in front of garage.

Garage: 18' 8" x 9' 6" (5.69m x 2.89m)

Electric roller door, power and lighting, EV charging point.

General Information:

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

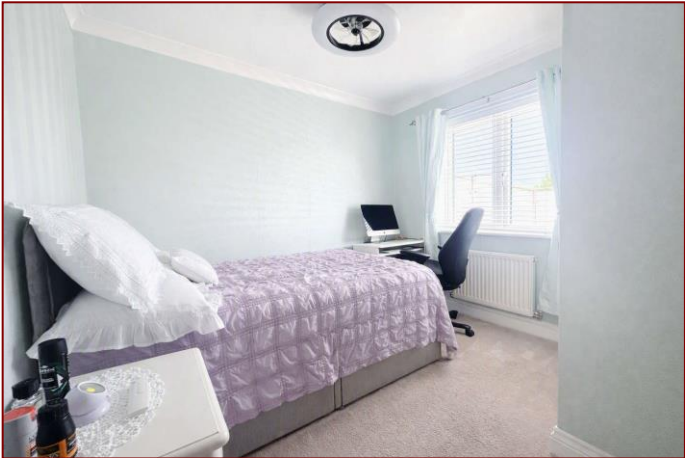
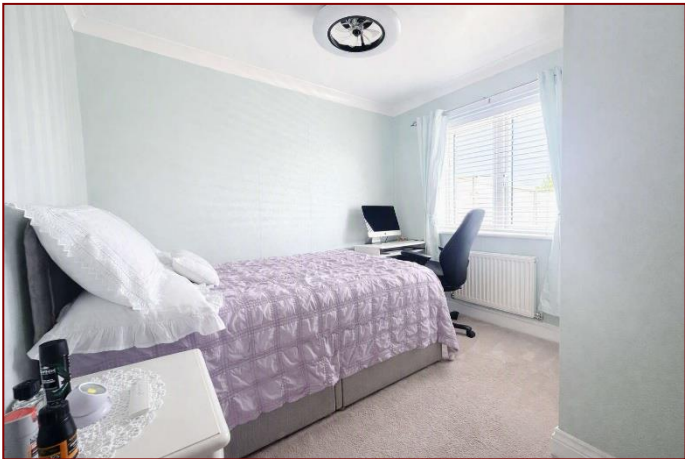
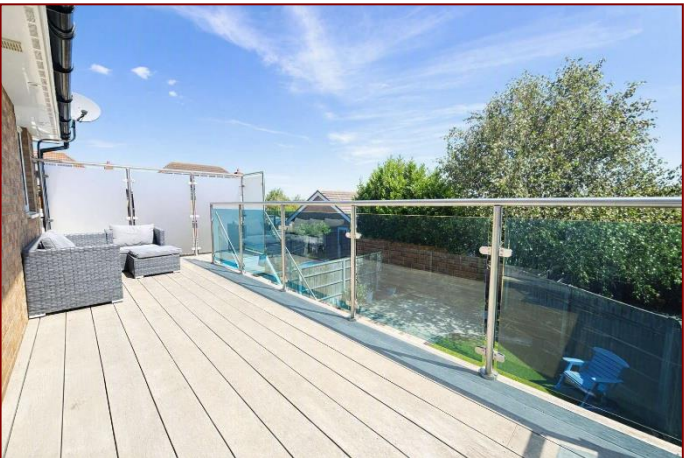
Gas Supply - Mains

Sewerage - Mains

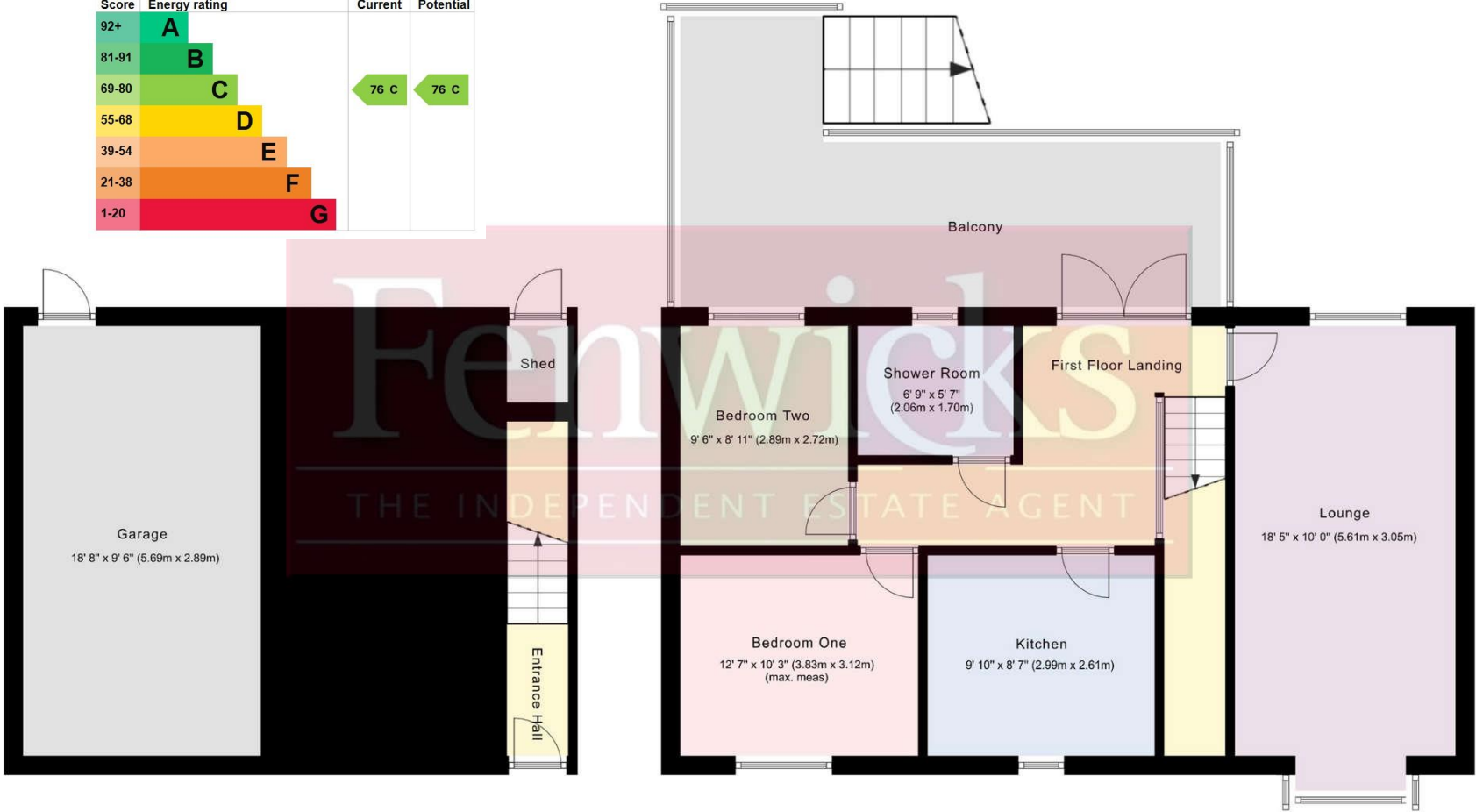
Mobile & Broadband coverage - Please check via:

<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	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: C

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DRAFT DETAILS

£319,995
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