

A spacious two bedroom property with lounge/ diner/ kitchen, lean to, bathroom & enclosed rear garden.

The Accommodation Comprises

Obscured UPVC double glazed door to:

Entrance Area

Tiled flooring, cupboard housing meters, archway to:

Lounge/Dining 20' 7" x 12' 0" (6.27m x 3.65m)

Stairs to first floor, under stairs storage cupboard, UPVC double glazed window to front elevation, electric fireplace, further UPVC double glazed window to rear elevation, radiator, opening to:

Kitchen 12' 10" x 7' 0" (3.91m x 2.13m)

UPVC double glazed window looking into lean to, a range of base cupboards and matching eye level units, stainless steel sink with mixer tap, space for, fridge/freezer, space for washing machine, oven and grill with extractor hood over, side door to:

Lean to 20' 11" x 11' 8" (6.37m x 3.55m) L-shape room maximum measurements

UPVC double glazed windows and door to rear elevation, polycarbonate roof.

First Floor Landing

UPVC double glazed window to side elevation, storage cupboard.

Bedroom One 12' 0" x 10' 2" (3.65m x 3.10m)

UPVC double glazed window to front elevation, radiator.

Bedroom Two 9' 11" x 6' 5" (3.02m x 1.95m)

UPVC double glazed window to rear elevation, radiator, access to loft via hatch.

Bathroom 8' 3" x 6' 10" (2.51m x 2.08m)

Obscured UPVC double glazed window to rear elevation, bath with shower over, low level WC, wash hand basin with mixer tap, lino flooring, boiler to wall.

Outside

To the front of the garden is a small forecourt, mainly laid to slate and shingle and enclosed by low brick wall. The rear garden is mainly laid to lawn with patio and path, enclosed by panelled fences.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains Mobile & Broadband coverage:

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

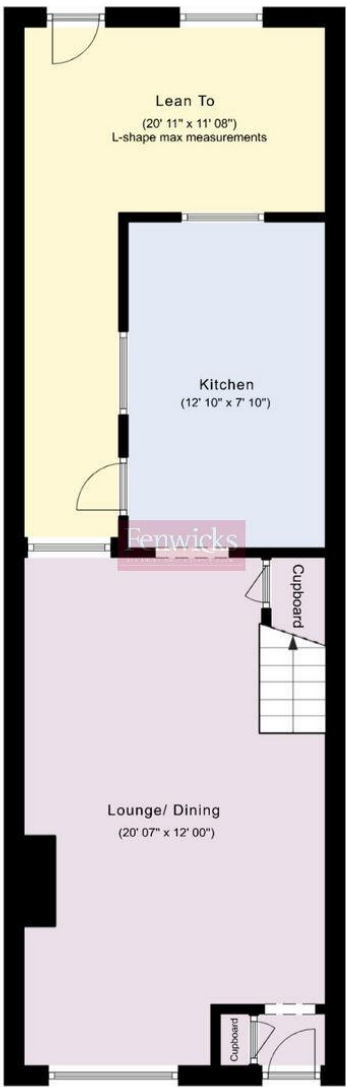
Flood risk: www.gov.uk/check-long-term-flood-risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B



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DRAFT DETAILS

£175,000
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