

A well presented three bedroom family home situated in the popular Priddy's Hard development, having been much improved by the current owners. The home boasts a spacious open plan kitchen/diner, with separate utility room, conservatory, en suite to master and enclosed rear garden.

The Accommodation Comprises:

Composite front door to:

Entrance Hall:

Obscured double glazed window to side elevation, wooden flooring.

Cloakroom: 6' 5" x 2' 9" (1.95m x 0.84m)

Obscured double glazed window to front elevation, wash hand basin set in vanity unit, low level WC, continuation of wooden flooring, radiator.

Lounge: 17' 7" x 14' 6" (5.36m x 4.42m) maximum measurements

UPVC double glazed window to front elevation, laminate flooring, electric fire, radiator.

Kitchen: 13' 9" x 9' 1" (4.19m x 2.77m)

UPVC double glazed window to rear elevation with UPVC double glazed double opening doors to conservatory, fitted with a range of base cupboards and matching eye-level units, worksurface over, one and a half bowl stainless steel single drainer sink unit with mixer tap, tiled splashback, space for oven with extractor hood over, space and plumbing for dishwasher, space for fridge/ freezer. radiator, lino flooring, opening to:

Dining Area: 12' 2" x 8' 5" (3.71m x 2.56m)

UPVC double glazed double opening doors to garden, radiator, door to:

Utility Room:

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, space and plumbing for washing machine, space for tumble dryer, worksurface over, stainless steel sink unit with tiled splashback.

Conservatory: 11' 7" x 9' 1" (3.53m x 2.77m) maximum measurements

Polycarbonate roof, UPVC double glazed windows to side and rear elevations, UPVC double glazed double opening doors to rear garden, lino flooring.

First Floor Landing:

Access to loft space with pull down ladder, cupboard housing combination boiler.

Bedroom One: 11' 4" x 8' 5" (3.45m x 2.56m)

UPVC double glazed window to front elevation, built-in wardrobe, radiator, door to:

En Suite: 8' 8" x 4' 6" (2.64m x 1.37m) maximum measurements

Shower cubicle with rain shower, wash hand basin set in vanity unit with mixer tap, low level WC, lino flooring, chrome ladder-style radiator.

Bedroom Two: 8' 8" x 8' 0" (2.64m x 2.44m) plus wardrobes

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

Bedroom Three: 8' 8" x 5' 9" (2.64m x 1.75m)

UPVC double glazed window to front elevation, radiator.

Bathroom: 5' 11" x 5' 5" (1.80m x 1.65m)

Obscured UPVC double glazed window to rear elevation, panelled bath with mixer tap, shower over with additional shower attachment, inset spotlights, extractor fan, wash hand basin set in vanity unit with mixer tap, low level WC, wall-mounted mirror, shaver point.

Outside:

The rear garden is a delightful feature of the home, enclosed by panelled fencing, mainly laid to lawn with patio area and pathway, shed to remain. To the front of the property is a driveway providing off road parking, low level fencing with pathway to front door.

General Information:

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - Mains

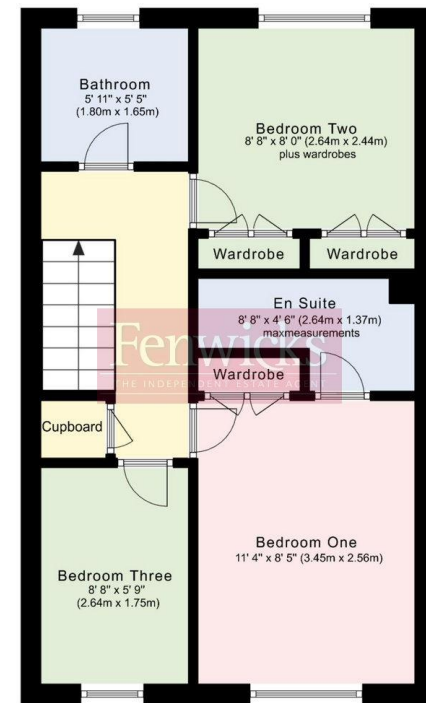
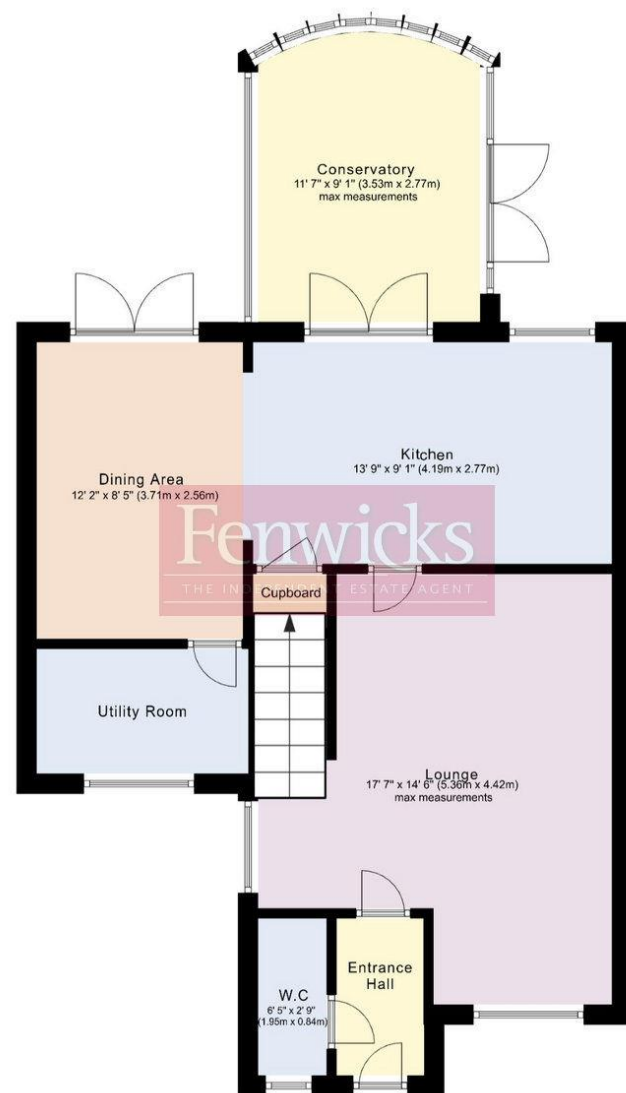
Sewerage - Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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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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£345,000

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