A well presented freehold two bedroom detached bungalow situated in the popular Peel Common location, benefitting from a modern fitted kitchen and bathroom, air conditioning, spacious lounge/ diner, garage & allocated parking to the rear.

The Accommodation Comprises:-
Obscured UPVC double glazed front door to:

Entrance Hall:-
Inset spotlights, radiator, cupboard housing meters and consumer unit, cupboard housing gas boiler with shelving, access to loft space, thermostat control to wall.

Kitchen:- 9' 3'' x 8' 4'' (2.82m x 2.54m)
UPVC double glazed window to front elevation, refitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, integrated oven and grill, integrated gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/ freezer and tumble dryer.

Lounge/ Dining Room:- 21' 9'' x 12' 3'' (6.62m x 3.73m) narrowing to 9' 3'' (2.82m)
UPVC double glazed windows to front and rear elevations, UPVC double glazed door to rear garden, two radiators, space for table and chairs, air conditioning unit.

Bedroom One:- 11' 7'' x 10' 11'' (3.53m x 3.32m)
UPVC double glazed French doors and windows to rear garden, radiator, air conditioning unit.

Bedroom Two:- 8' 11'' x 8' 3'' (2.72m x 2.51m)
UPVC double glazed window to side elevation, radiator, storage recess with hanging rail.

Bathroom:- 6' 10'' x 5' 10'' (2.08m x 1.78m) maximum measurements
Obscured UPVC double glazed window to front and side elevation, low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, panelled bath with spa jets, mixer tap, waterfall shower head with additional shower head, shaver point, heated towel radiator.

Outside:-
The rear garden is enclosed by wood panelled fencing, mainly laid to patio with pathway and lawn area, pergola/ seating area, gate providing side pedestrian access, further gates providing rear pedestrian access, summer house. Garage with power and light connected, with parking space in front. To the front of the property are well maintained communal gardens.

Agents Note:-
The vendor informs us that there is a service/ maintenance charge (for upkeep of those communal gardens) of approximately £620 per annum.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: Mains
Gas Supply: Mains
Sewerage: Mains
For mobile & broadband coverage check:
https://checker.ofcom.org.uk
For flood risk check: www.gov.uk/check-long-term-flood-risk













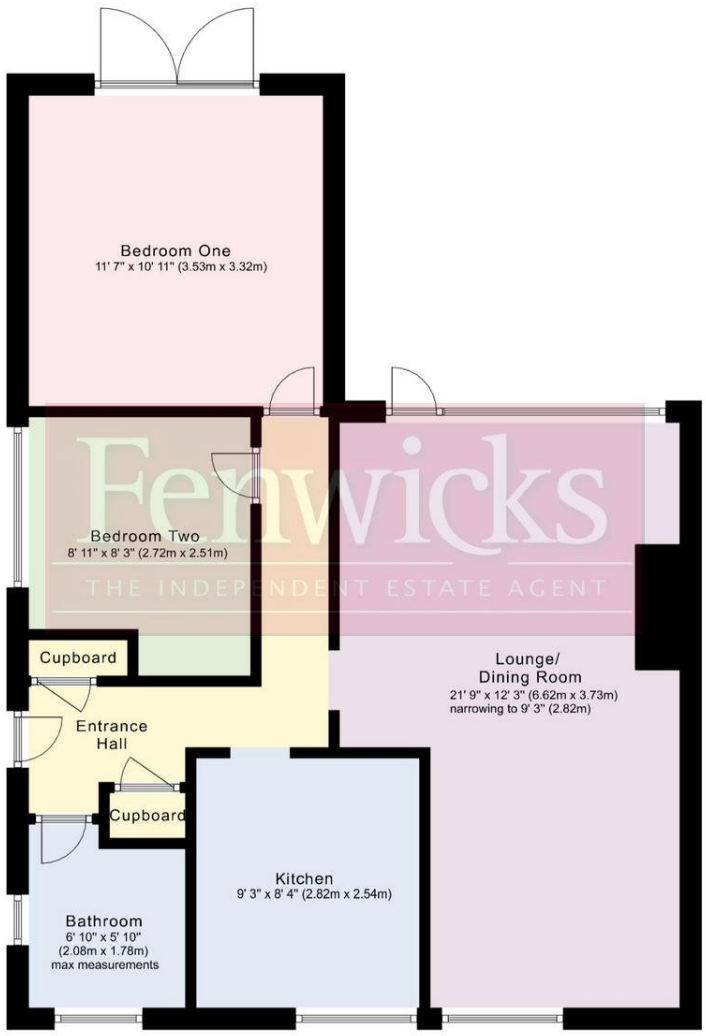






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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The Property Ombudsman



DRAFT DETAILS

£279,000

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