

Fenwicks are pleased to offer for this this four bedroom family home having been much improved by the current owner. The property benefits from solar panels and air source heat pump, open plan kitchen/ diner and garage accessed via rear garden.

The Accommodation Comprises:-
Composite front door to:

Kitchen/ Diner:- 23' 11" x 8' 4" (7.28m x 2.54m)
UPVC double glazed window and door to rear garden, the kitchen has been recently refitted with a range of base cupboards and eye level units, roll to worksurface over with matching splashback, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine (negotiable), space for 'Range' style oven (negotiable) with extractor hood over, space for 'American' style fridge/ freezer (negotiable), space for table and chairs, radiator.

Lounge:- 14' 9" x 11' 4" (4.49m x 3.45m)
UPVC double glazed French doors and windows to rear garden, electric fire, panelled wall, radiator.

Bedroom Four:- 11' 4" x 8' 7" (3.45m x 2.61m)
UPVC double glazed window to front elevation, radiator, built-in storage.

First Floor Landing:-
UPVC double glazed window to front elevation, radiator, storage recess, door to:

Bedroom One:- 11' 11" x 11' 5" (3.63m x 3.48m)
UPVC double glazed window to front elevation, radiator.

Bedroom Two:- 11' 7" x 11' 4" (3.53m x 3.45m)
UPVC double glazed window to rear elevation, panelled wall, radiator.

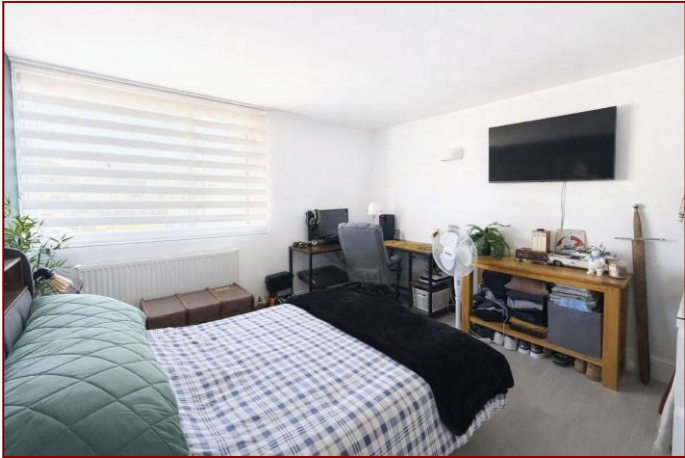
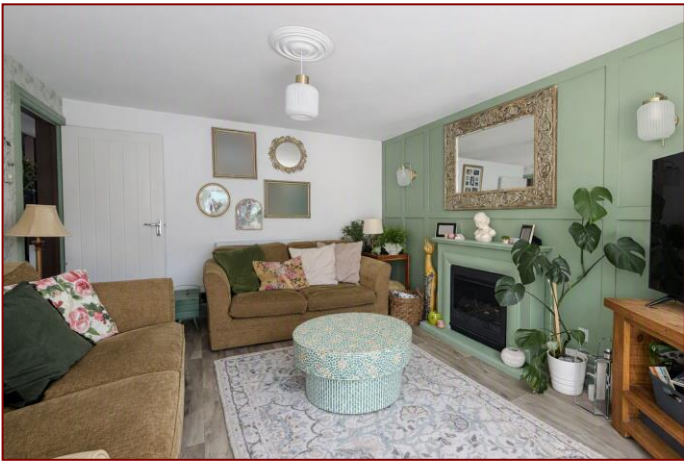
Bedroom Three:- 8' 7" x 8' 4" (2.61m x 2.54m)
UPVC double glazed window to rear elevation, radiator.

Shower Room:- 9' 0" x 5' 4" (2.74m x 1.62m)
Low level close coupled WC, wash hand basin set in vanity unit with mixer tap, double shower cubicle with electric shower and tiled enclosure.

Outside:-
The rear garden is a delightful feature of the home, enclosed by wood panelled fencing, patio area with sleeper bed boarders, outside tap, outside power, courtesy door (stable style) to garage. Garage with up and over door. The property benefits from an air source heat pump and owned solar panels.

Lease Information:-
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.
Lease: 87 years
Service/ Maintenance Charge: £1,260 per annum

General Information:-
Construction – Non-Standard (enquire for further details)
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - No
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		96 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: A



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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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

Offers in Excess of £175,000
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