

Fenwicks are pleased to offer for sale a spacious semi-detached property with four/five bedrooms. The property is offered with no onward chain.

Entrance Porch:-

Double glazed front door and window, parquet wood flooring.

Lounge:- 24' 0" x 14' 10" (7.31m x 4.52m) narrowing to 10' 2" (3.10m)
Double glazed window, stairs to first floor, double glazed window, gas fire in brick surround, doors to conservatory.

Study/ Bedroom Five:- 17' 9" x 9' 1" (5.41m x 2.77m)
Double glazed window, wood parquet flooring, radiator.

Kitchen:- 13' 10" x 7' 10" (4.21m x 2.39m)
Range of pine wall and base units, worktop surfaces and tiled surrounds, double glazed window, tiled flooring, recess for range cooker, recess for fridge.

Garage:- 18' 2" x 9' 10" (5.53m x 2.99m)
Electric roller door, light and power, door to conservatory

Conservatory:- 28' 10" x 19' 10" (8.78m x 6.04m) narrowing to 7' 9" (2.36m) L-Shape
Double glazed and with poly carbonate roof, wrapping around the rear and side of the house with tiled flooring and plumbing for washing machine, french doors to garden and door to side return.

First Floor Landing:-

Deep airing cupboard housing gas central heating boiler, access to loft space.

Bedroom One:- 12' 11" x 11' 5" (3.93m x 3.48m)
Built in wardrobes, radiator, double glazed window, storage recess.

Bedroom Two:- 15' 5" x 9' 3" (4.70m x 2.82m)
Double glazed window, radiator.

Bedroom Three:- 9' 4" x 8' 10" (2.84m x 2.69m)
Double glazed window, radiator.

Bedroom Four:- 11' 7" x 6' 9" (3.53m x 2.06m)
Double glazed window, radiator.

Bathroom:- 7' 7" x 5' 11" (2.31m x 1.80m)
White suite comprising of bath with fully tiled surrounds and shower over, wash hand basin, w.c., wash hand basin.

Outside:-

To the front:-

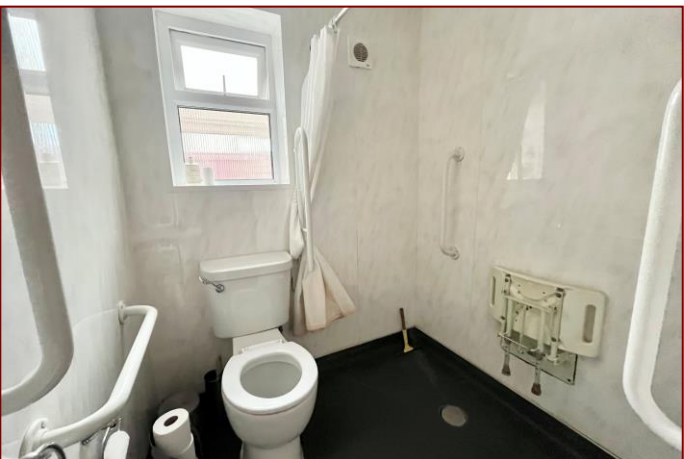
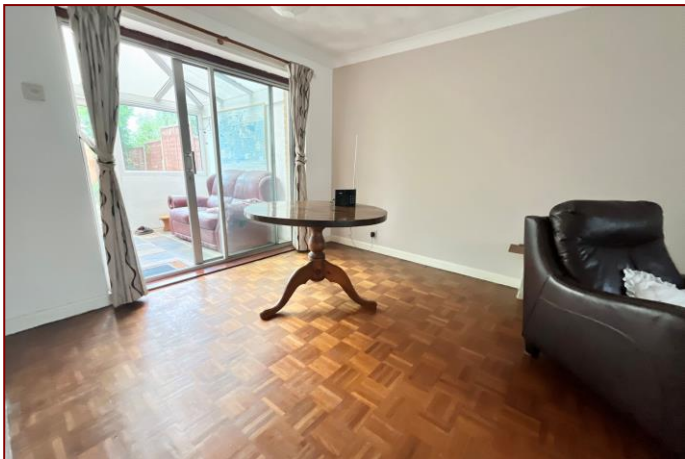
Pressed concrete driveway providing parking and access to garage, brick wall boundary

To the rear:-

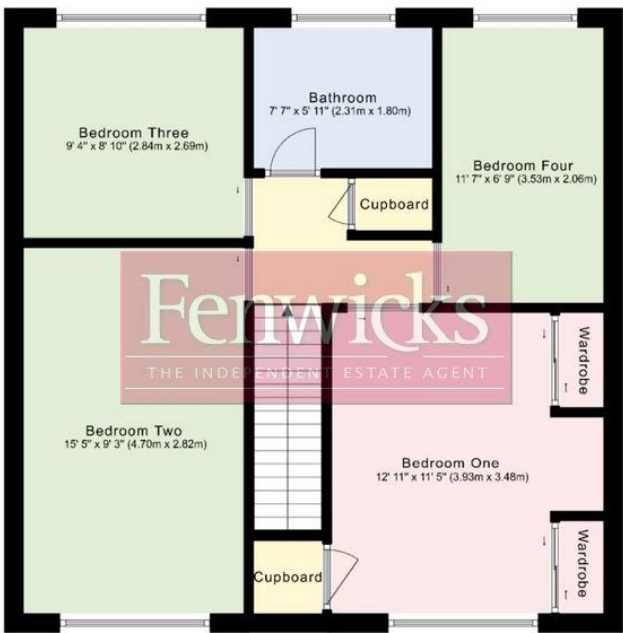
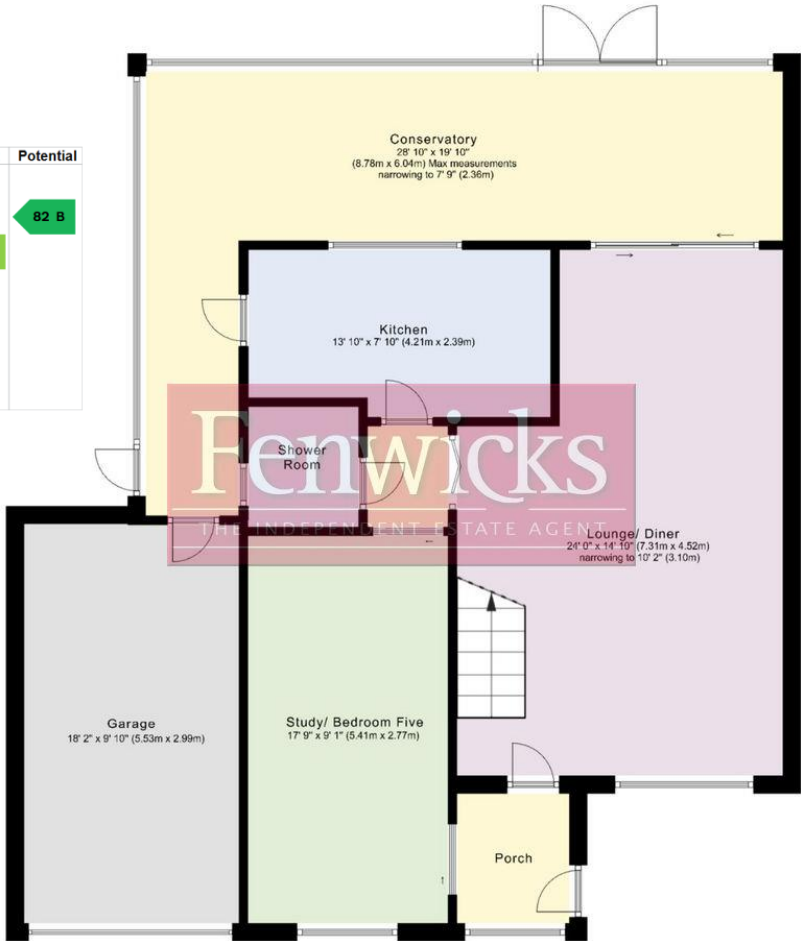
The rear garden is not over looked from behind and contains a lawned area, range of established shrubs, patio, sunken area and large shed, side access.

General Information

Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply - Mains
Gas Supply - Mains
Sewerage - Mains
For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
For Flood risk: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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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