

A well-presented three bedroom mid-terrace family home boasting character features and charm throughout. The property benefits from an enclosed rear garden, bay window and forecourt.

The Accommodation Comprises:

UPVC double glazed door to:

Entrance Hall

Stairs to First Floor, under-stairs storage cupboard, radiator, doors to:

Lounge 12' 2" x 10' 10" (3.71m x 3.30m)

Coved ceiling, UPVC double glazed bay window to front elevation, radiator, log burner.

Dining Room 9' 11" x 9' 9" (3.02m x 2.97m)

UPVC double glazed window to rear elevation, picture rail, feature fireplace, radiator.

Kitchen/Breakfast Room 17' 1" x 10' 7" (5.20m x 3.22m)

UPVC double glazed door to rear garden, UPVC double glazed windows to side elevation, fitted with a range of base cupboards and matching eye level units, worksurface over, Butler sink with stainless steel mixer tap, tiled splashbacks, space for cooker with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, space for table and chairs, radiator.

First Floor Landing

Access to loft space, doors to:

Bedroom One 10' 10" x 15' 3" (3.30m x 4.64m)

Coved ceiling, two UPVC double glazed windows to front elevation, built-in wardrobe, feature fireplace, radiator.

Bedroom Two 11' 9" x 9' 8" (3.58m x 2.94m)

UPVC double glazed window to rear elevation, feature fireplace, picture rail, radiator.

Bedroom Three 10' 5" x 10' 2" (3.17m x 3.10m)

Coved ceiling, UPVC double glazed window to rear elevation, built-in wardrobe, feature fireplace, radiator.

Bathroom

Obscured UPVC double glazed window to side elevation, extractor fan, low level WC with concealed cistern, wash hand basin with mixer tap set in vanity unit, panelled bath with mixer tap, glass shower screen, mains shower with additional rainfall shower head, tiling to wall, chrome towel radiator.

Outside

The rear garden is a delightful feature of the home, enclosed by brick wall and fencing, mainly laid to lawn with patio area laid with mosaic tiles, shingle borders, gate providing rear pedestrian access, shed, outside tap, two brick-built storage sheds, outside cloakroom with low level WC, wall hung corner wash hand basin with mixer tap.

To the front of the property is a courtyard garden enclosed by low brick wall and gate, mosaic tiling, shingle area.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

Gas Supply: Mains

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

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

Tenure: Freehold

Council Tax Band: B





Awaiting EPC

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£269,995

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