



£325,000
15 Moorings Way
PO4 8QN

END TERRACED HOME WITH GARAGE & OFF ROAD PARKING! An excellent opportunity to purchase this end terraced home which can be found along Moorings Way, Milton, an ideal location for easy access out of the city and a short walk to the shoreline. The internal accommodation briefly comprises; entrance hallway, shower room, fitted kitchen, living room and conservatory on the ground floor, with three generously sized bedrooms occupy the first floor. A low maintenance garden can be found to the rear of the property. This home benefits from off-road parking to the front and a spacious garage that could easily serve as a workshop. Completing the appeal, the house also offers gas central heating and double glazing. An internal viewing is highly recommended at your earliest convenience.

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FRONT Driveway with off road parking for two vehicles, double glazed door to:-

PORCH Carpet throughout, double glazed window to front elevation, double glazed door to:-

ENTRANCE HALL Stairs to first floor landing, radiator, carpet, doors to all rooms.

SHOWER ROOM 8' 9" x 5' 4" (2.67m x 1.65m) Shower cubicle with electric shower unit over, low level WC, pedestal mounted hand basin, tiled to principal areas, double glazed obscure window to rear elevation.

LIVING ROOM 14' 10" x 11' 11" (4.54m x 3.65m) Double glazed window to front elevation, carpet throughout, radiator, gas feature fireplace, door to:-

KITCHEN 8' 10" x 11' 10" (2.71m x 3.63m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for freestanding cooker, space for fridge/freezer, vinyl flooring, tiled to principal areas, wall mounted 'Vailant' combination boiler, door to:-

CONSERVATORY 5' 3" x 16' 7" (1.61m x 5.07m) Double glazed double doors to garden, space and plumbing for washing machine.

LANDING Double glazed window to front elevation, carpet throughout, cupboard, loft hatch.

BEDROOM ONE 12' 5" x 11' 11" (3.79m x 3.64m) Dual aspect double glazed windows, carpet throughout.

BEDROOM TWO 11' 8" x 9' 6" (3.57m x 2.90m) Dual aspect double glazed windows, carpet throughout.

BEDROOM THREE 8' 2" x 7' 11" (2.50m x 2.43m) Double glazed window to rear elevation, carpet throughout.

GARDEN Paved throughout, side pedestrian access, personal door to:-

GARAGE 18' 11" x 10' 8" (5.79m x 3.27m) Barn style door, power and light.



GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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