

\* Deceptively spacious EXTENDED FOUR BEDROOM semi-detached family home, benefiting from parking to the rear, spacious lounge/diner, NO ONWARD chain, first floor bathroom, enclosed rear garden, a stone throw from shops, bus links & schools \*

**The Accommodation Comprises:**

UPVC double glazed door into:

**Porch**

UPVC double glazed window to front elevation, door into:

**Entrance Hall**

UPVC double glazed door to front elevation, stairs to First Floor, handrail to wall, door to :

**Lounge/Diner 24' 6" x 12' 11" (7.46m x 3.93m)**

UPVC double glazed window to rear elevation, two radiators, gas fireplace, laminate flooring.

**Inner Hall**

Obscured UPVC double glazed door to rear elevation, tiled flooring, archway into:

**Kitchen 12' 7" x 10' 2" (3.83m x 3.10m)**

UPVC double glazed window to front and side elevation, fitted with a range of base cupboards and matching eye level units, one and a half bowl stainless steel sink with mixer tap, cupboard housing meters, space for fridge/freezer, space and plumbing for washing machine, integrated oven with gas hob and hood above.

**Bedroom Four 11' 0" x 10' 6" (3.35m x 3.20m)**

UPVC double glazed window to rear elevation, radiator, laminate flooring.

**First Floor Landing**

Storage cupboard with hanging rail and shelves.

**Bathroom**

Obscured UPVC double glazed window to side elevation, low level WC, bath with shower over, ladder-style radiator, wash hand basin set in vanity unit, mirror to wall.

**Bedroom One 10' 7" x 11' 9" (3.22m x 3.58m)**

UPVC double glazed window to rear elevation, storage cupboard with hanging rail, radiator.

**Bedroom Two 10' 5" x 10' 4" (3.17m x 3.15m)**

UPVC double glazed window to rear elevation, storage cupboard with hanging rail, radiator.

**Bedroom Three 8' 2" x 8' 4" (2.49m x 2.54m)**

UPVC double glazed window to front elevation, storage cupboard with hanging rail, radiator.

**Outside**

To the front is a garden enclosed by low brick wall with pedestrian gate, with mature shrubs and trees to borders, additional gate leading to the rear.

The rear garden is mainly laid to lawn with double opening gates providing off-road parking.

**General Information**

Construction: Non-Standard Laing Easiform

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

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

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: B

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





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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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\*DRAFT DETAILS\*

£289,995  
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