

A well presented and extended family home positioned in a pleasant cul de sac close to shops & amenities, benefitting from THREE well-proportioned bedrooms, spacious lounge/ diner, kitchen/ breakfast room, modern first floor bathroom & low maintenance rear garden.

The Accommodation Comprises:-
Obscured double glazed front door to:

Lounge/ Diner:- 15' 8" x 15' 3" (4.77m x 4.64m)
UPVC double glazed window to front elevation, stairs to first floor, two electric heaters, laminate flooring, under stairs storage cupboard.

Kitchen/ Breakfast Room:- 14' 11" x 13' 10" (4.54m x 4.21m) maximum measurements (L-Shape)
Two UPVC double glazed windows to side elevation and sliding doors to rear garden, fitted with a range of base cupboards and matching eye level units, integrated oven and gas hob, space and plumbing for washing machine and dishwasher, space for fridge/ freezer, electric heater, laminate flooring.

First Floor Landing:-
Access to loft via hatch.

Bedroom One:- 15' 9" x 8' 4" (4.80m x 2.54m) plus door recess
UPVC double glazed window to front elevation, storage cupboard, electric heater.

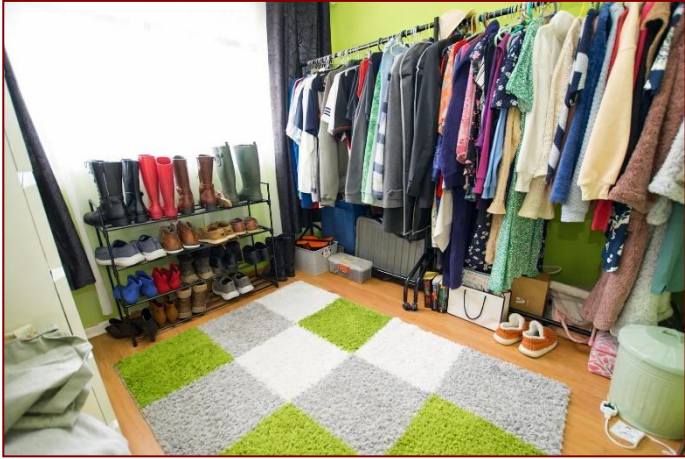
Bedroom Two:- 8' 4" x 8' 2" (2.54m x 2.49m) plus recess
UPVC double glazed window to rear elevation, electric heater.

Bedroom Three:- 12' 9" x 6' 5" (3.88m x 1.95m) maximum measurements
UPVC double glazed window to side elevation, laminate flooring.

Bathroom:- 6' 4" x 4' 11" (1.93m x 1.50m)
Obscured UPVC double glazed window to side elevation, modern fitted suite with bath with shower above, wash hand basin in vanity unit, low level WC, lino flooring, extractor fan.

Outside:-
The rear garden is enclosed by wood panelled fencing, mainly laid to lawn with patio and pathway, gate providing rear pedestrian access. To the front of the property there is a communal green mainly laid to lawn.

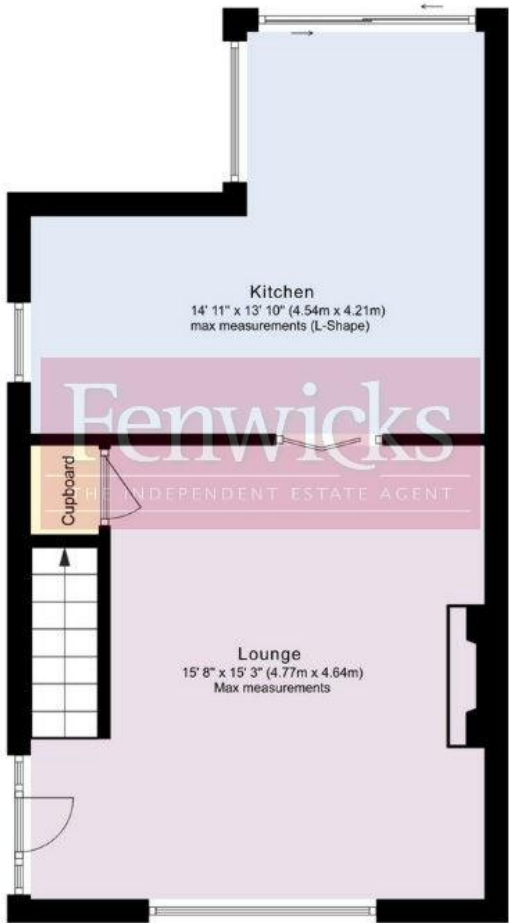
General Information:-
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: <https://www.gov.uk/check-long-term-flood-risk>



Awaiting EPC

Tenure: Freehold

Council Tax Band: B



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DRAFT DETAILS

£265,000
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