

A two bedroom property benefitting from no onward chain, situated in a pleasant cul de sac location, first floor bathroom. ground floor WC, spacious lounge & enclosed rear garden.

The Accommodation Comprises

Obscured wood and glazed door to:

Entrance Hall

Stairs to first floor landing, radiator.

Cloakroom

Low level WC, pedestal wash hand basin.

Kitchen 10' 11" x 5' 8" (3.32m x 1.73m)

Window to front elevation, fitted with a range of wall and base units with rolled edge work surfaces over, inset sink unit with mixer taps over, inset four ring gas hob with oven beneath and extractor hood over, plumbing for washing machine, space for tall fridge freezer, radiator, wood effect laminate floor.

Lounge/Dining Room 14' 1" x 11' 10" (4.29m x 3.60m) maximum measurements

Sliding doors to rear garden, radiator.

First Floor Landing

Access to loft via hatch.

Bedroom One 11' 10" x 10' 7" (3.60m x 3.22m) maximum measurements

Window to rear elevation, radiator.

Bedroom Two 9' 1" x 8' 7" (2.77m x 2.61m) plus cupboard

Window to front elevation, access to airing cupboard housing hot water tank, radiator.

Bathroom 6' 4" x 5' 6" (1.93m x 1.68m)

Fitted with a white suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over, radiator.

Outside

To the front of the property is a driveway providing off road parking. The rear garden is mainly laid to lawn with patio and garden shed (to remain).

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

Tenure: Freehold

Council Tax Band: C



Fenwicks

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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		

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DRAFT DETAILS

£224,000
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