

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.

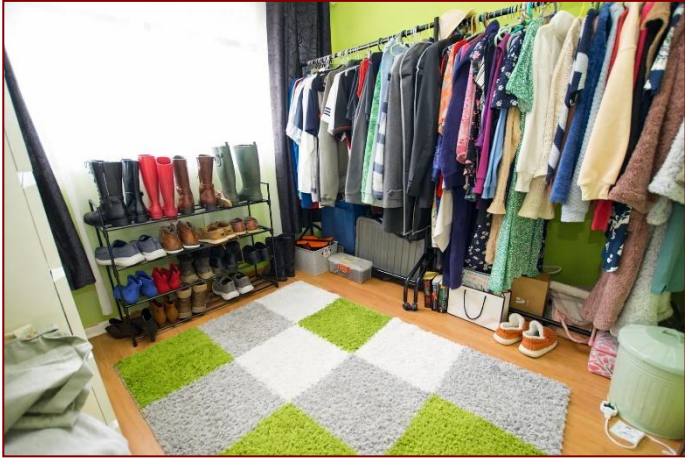
Bedroom Two:- 8' 4" x 8' 2" (2.54m x 2.49m) plus recess
UPVC double glazed window to rear elevation, electric heater.

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.

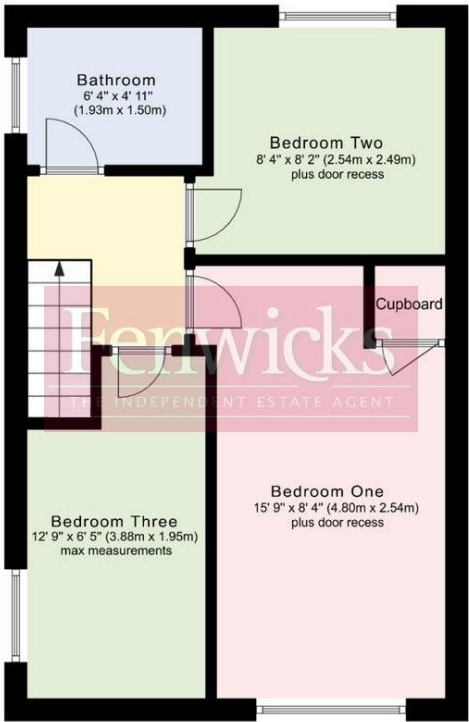
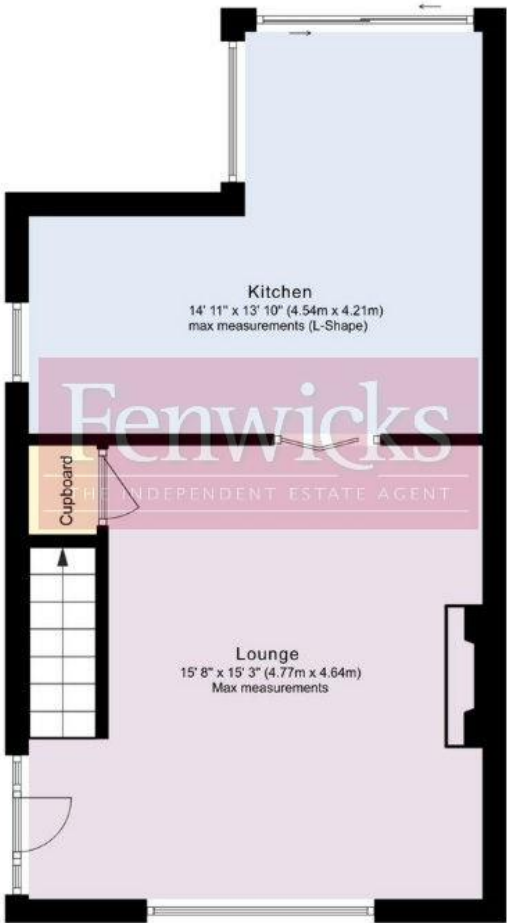
General Information:-
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B



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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

£255,000
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