

Offered for sale with no forward chain is this deceptively spacious three bedroom end of terrace home with off road parking. The property is situated close to amenities and transport links.

The Accommodation Comprises:-

Obscured UPVC double glazed front door to:

Entrance Hall:-

Stairs to first floor, under stair recess with meters, door to:

Lounge:- 13' 5" x 11' 3" into bay (4.09m x 3.43m)

UPVC double glazed bay window to front elevation, radiator.

Open Plan Dining/ Family Room:- 20' 9" x 13' 4" (6.32m x 4.06m)

Two UPVC double glazed windows to side elevation, two radiators, door to:

Inner Hall:-

Obscured UPVC double glazed window to side elevation, radiator, sliding door to:

Bathroom:- 6' 6" x 5' 4" (1.98m x 1.62m) maximum measurements

Skylight window, low level close coupled WC, pedestal wash hand basin with mixer tap, tiled splashback, integrated oven and grill, space for fridge/ freezer, space and plumbing for washing machine, extractor fan, chrome ladder style radiator.

Kitchen:- 11' 3" x 6' 11" (3.43m x 2.11m) maximum measurements

UPVC double glazed window to side elevation, UPVC double glazed window and door to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, stainless steel sink unit with mixer tap, tiled splashback, integrated oven and grill, space for fridge/ freezer, space and plumbing for washing machine, extractor fan, wall mounted combination boiler.

First Floor Landing:-

Split staircase, UPVC double glazed window to side elevation, access to loft space, door to:

Bedroom One:- 13' 5" x 8' 11" (4.09m x 2.72m)

UPVC double glazed window to front side elevation, radiator.

Bedroom Two:- 9' 8" x 9' 8" (2.94m x 2.94m)

UPVC double glazed window to side elevation, radiator.

Bedroom Three:- 10' 6" x 8' 6" (3.20m x 2.59m)

UPVC double glazed windows to rear elevation, radiator.

Outside:-

The rear garden is mainly laid to patio and enclosed by brick wall and panelled fencing, gate providing rear pedestrian access from shingled parking area. To the front of the property is a courtyard enclosed by low brick wall.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	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

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