

Enjoying a cul de sac location is this well presented, detached house with three double bedrooms. Further benefits to the home are two reception rooms, low maintenance rear garden and integral garage.

The Accommodation Comprises

Glazed composite front door to:

Entrance Hall

Radiator, stairs to first floor, coved ceiling, courtesy door to garage which has power and light connected and remote-control roller door, tiled floor.

Cloakroom

WC, wash hand basin, radiator.

Lounge 13' 10" x 12' 6" (4.21m x 3.81m) maximum measurements

Coved ceiling, UPVC double glazed windows and double opening doors to rear garden, two radiators.

Kitchen 10' 1" x 8' 7" (3.07m x 2.61m)

UPVC double glazed window and door to rear garden, fitted with a range of base cupboards and matching eye level units, under unit lighting, one and a half bowl single drainer sink unit with mixer tap, integrated double electric oven and gas hob with extractor over, space and plumbing for washing machine, integrated fridge and dishwasher, cupboard housing boiler, tiled flooring, radiator, space and plumbing for dishwasher.

Dining Room 12' 4" x 8' 9" (3.76m x 2.66m)

Coved ceiling, under stairs storage cupboard, UPVC double glazed window to front elevation, radiator.

Landing

Access to loft space, cupboard housing hot water tank.

Bedroom One 12' 10" x 11' 6" (3.91m x 3.50m) maximum measurements, plus wardrobe

UPVC double glazed window to rear elevation, radiator, built-in wardrobes, door to:

En Suite 6' 5" x 6' 2" (1.95m x 1.88m)

Close coupled WC, pedestal wash hand basin, tiled floor, extractor fan, shower cubicle with mains shower, obscured UPVC double glazed window to rear elevation, ladder style radiator.

Bedroom Two 11' 10" x 11' 6" (3.60m x 3.50m) plus door recess

UPVC double glazed window to front elevation, radiator, coved ceiling.

Bedroom Three 12' 4" x 11' 3" (3.76m x 3.43m) maximum measurements

UPVC double glazed window to front elevation, radiator.

Bathroom/ Shower Room 9' 0" x 6' 5" (2.74m x 1.95m)

UPVC double glazed obscured window to rear elevation, cubicle with mains shower, close coupled WC, pedestal wash hand basin, bath with shower attachment, radiator.

Outside

To the front of the property there is a driveway providing off-road parking, area laid to shingle with hedge and tree, side pedestrian access. The rear garden is enclosed by wooden panelled fencing and wall, primarily laid to artificial lawn, patio area and storage shed.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

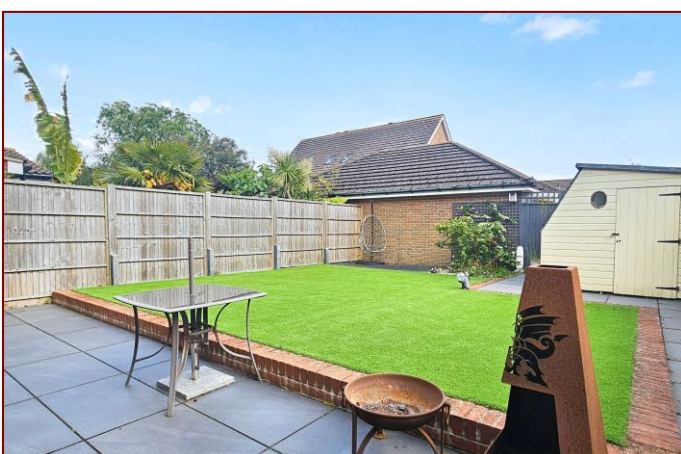
Electric Supply - Mains

Gas Supply - Mains

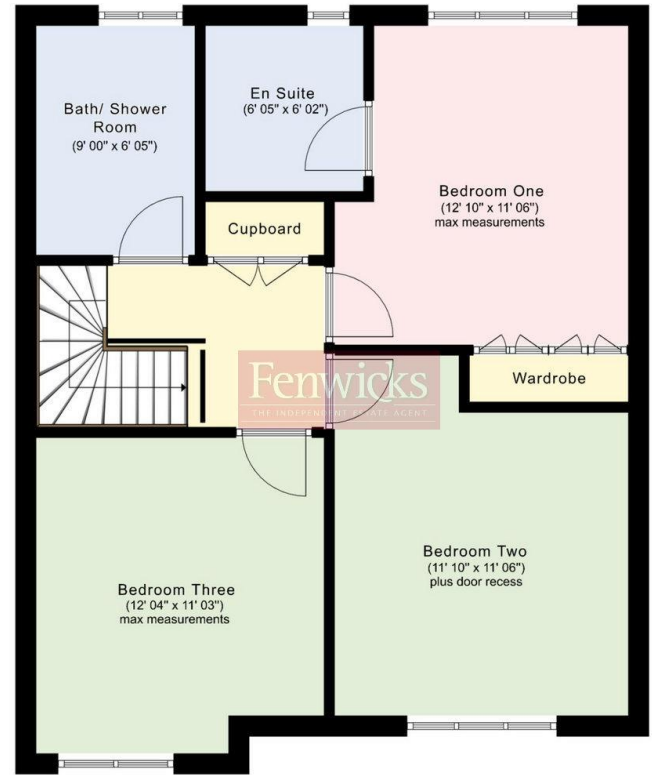
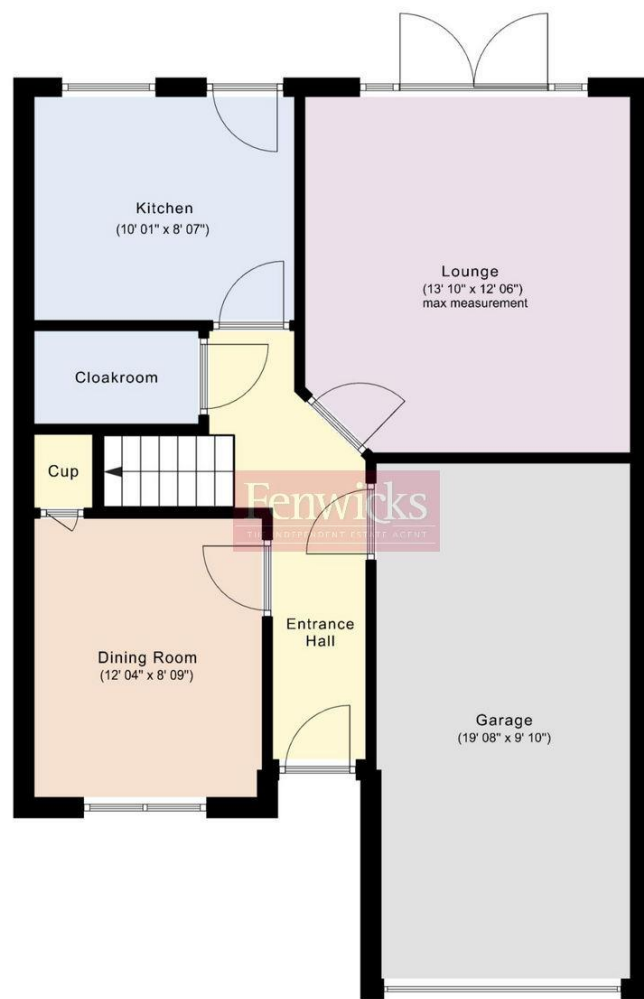
Sewerage - Mains Mobile & Broadband coverage:

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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£475,000

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DRAFT DETAILS

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