

***A very nicely presented three-bedroom family home in a popular location briefly comprising modern fitted kitchen, spacious dining room, separate lounge, conservatory with utility area, enclosed rear garden & driveway ***

The Accommodation Comprises
Newly fitted composite front door to;

Entrance Hall
Radiator, dado rail, ceramic tiled floor, stairs to first floor with spindled balustrade, under stairs meter cupboard.

Lounge 14' 3" into bay x 10' 8" (4.34m x 3.25m)
UPVC double glazed bay window, radiator, picture rail, feature fireplace.

Dining Room 12' 1" x 9' 9" (3.68m x 2.97m)
Glazed door with etched panel to conservatory, radiator, picture rail.

Kitchen 15' 0" x 5' 10" narrowing to 5' 3" (4.57m x 1.78m) plus recess
Single drainer sink unit, base units with timber worksurface over, built-in oven and four ring gas hob with extractor hood over, radiator, ceramic tiled floor, recess for fridge/freezer, UPVC double glazed window and door to:

Conservatory 16' 8" x 9' 11" (5.08m x 3.02m) maximum measurements
Timber construction with glass roof, UPVC double glazed windows and door to rear elevation, plumbing for washing machine.

W.C
With white suite of low level W.C.

First Floor Landing
Access to loft space via hatch.

Bedroom One 14' 3" into bay x 10' 0" (4.34m x 3.05m)
UPVC double glazed bay window, radiator, picture rail.

Bedroom Two 11' 10" x 10' 3" (3.60m x 3.12m) maximum measurements
UPVC double glazed window to rear elevation, radiator, built-in cupboard with wall mounted gas central heating boiler, cast iron fireplace, picture rail.

Bedroom Three 6' 11" x 5' 10" (2.11m x 1.78m)
UPVC double glazed window, radiator, picture rail.

Bathroom 5' 4" x 5' 3" (1.62m x 1.60m)

White suite comprising of panelled bath with mixer taps, separate waterfall shower over, vanity hand basin, low level W.C. with concealed cistern, UPVC double glazed window to rear elevation, tiled walls, chrome heated towel rail.

Outside
To the front of the property there is a driveway providing off road parking.

The rear garden is a delightful feature of the property with rear pedestrian gate, enclosed by panelled fences mainly laid to patio path and lawn, mature shrubs and trees to borders, seating area to rear.

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

Agents Note
Our vendor informs us that the property has been decorated throughout and has had new windows and doors installed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DRAFT DETAILS

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