



**£340,000**  
**15 Moorings Way**  
PO4 8QN

END TERRACED HOME WITH GARAGE & OFF ROAD PARKING! An excellent opportunity to purchase this end terraced home which can be found along Moorings Way, Milton, an ideal location for easy access out of the city and a short walk to the shoreline. The internal accommodation briefly comprises; entrance hallway, shower room, fitted kitchen, living room and conservatory on the ground floor, with three generously sized bedrooms occupy the first floor. A low maintenance garden can be found to the rear of the property. This home benefits from off-road parking to the front and a spacious garage that could easily serve as a workshop. Completing the appeal, the house also offers gas central heating and double glazing. An internal viewing is highly recommended at your earliest convenience.

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**FRONT** Driveway with off road parking for two vehicles, double glazed door to:-

**PORCH** Carpet throughout, double glazed window to front elevation, double glazed door to:-

**ENTRANCE HALL** Stairs to first floor landing, radiator, carpet, doors to all rooms.

**SHOWER ROOM** 8' 9" x 5' 4" (2.67m x 1.65m) Shower cubicle with electric shower unit over, low level WC, pedestal mounted hand basin, tiled to principal areas, double glazed obscure window to rear elevation.

**LIVING ROOM** 14' 10" x 11' 11" (4.54m x 3.65m) Double glazed window to front elevation, carpet throughout, radiator, gas feature fireplace, door to:-

**KITCHEN** 8' 10" x 11' 10" (2.71m x 3.63m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for freestanding cooker, space for fridge/freezer, vinyl flooring, tiled to principal areas, wall mounted 'Vailant' combination boiler, door to:-

**CONSERVATORY** 5' 3" x 16' 7" (1.61m x 5.07m) Double glazed double doors to garden, space and plumbing for washing machine.

**LANDING** Double glazed window to front elevation, carpet throughout, cupboard, loft hatch.

**BEDROOM ONE** 12' 5" x 11' 11" (3.79m x 3.64m) Dual aspect double glazed windows, carpet throughout.

**BEDROOM TWO** 11' 8" x 9' 6" (3.57m x 2.90m) Dual aspect double glazed windows, carpet throughout.

**BEDROOM THREE** 8' 2" x 7' 11" (2.50m x 2.43m) Double glazed window to rear elevation, carpet throughout.

**GARDEN** Paved throughout, side pedestrian access, personal door to:-

**GARAGE** 18' 11" x 10' 8" (5.79m x 3.27m) Barn style door, power and light.

GROUND FLOOR

FIRST FLOOR



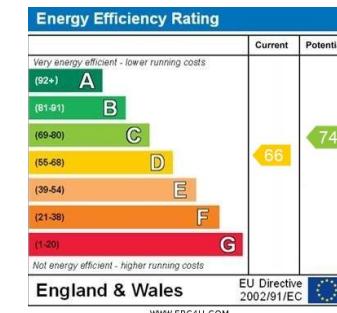
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is not a **credit check** and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.