

Deceptively spacious end of terrace home offering three well proportioned bedrooms, a generous kitchen/dining and first-floor bathroom. The property benefits from an enclosed garden and is offered vacant with no forward chain.

Entrance Hall:

Stairs to first floor, radiator, cupboard housing boiler, metres to wall, under stairs storage cupboard, thermostat control to wall,

Lounge: 15' 11" x 12' 5" (4.85m x 3.78m)

UPVC double glazed bay window to front elevation, modern inset electric fireplace, radiator.

Kitchen/Dining Room: 15' 1" x 12' 8" (4.59m x 3.86m)

Fitted with a range of base and eye level units, roll top work surface, one and a half bowl sink and drainer with mixer tap, space for appliances, space for a Range style oven, space for table and chairs, radiator, sliding door and window to:-

Conservatory: 11' 7" x 8' 3" (3.53m x 2.51m)

UPVC double glazed windows and sliding door to rear garden, polycarbonate roof, wall mounted heater.

First Floor Landing:

Access to loft space, cupboard housing hot water tank, slatted shelving, UPVC double glazed window to side elevation.

Bedroom One: 12' 6" x 11' 0" (3.81m x 3.35m) maximum measurements

UPVC double glazed window to front elevation, built-in wardrobes and shelving unit with sliding doors, radiator.

Bedroom Two: 12' 7" x 7' 11" (3.83m x 2.41m) maximum measurements

UPVC double glazed window to rear elevation, radiator.

Bedroom Three: 9' 4" x 6' 9" (2.84m x 2.06m)

UPVC double glazed window to rear elevation, radiator.

Bath/Shower Room: 7' 10" x 6' 0" (2.39m x 1.83m) plus shower

UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin panel, bath with mixer tap, shower cubicle with electric shower.

Outside:

Enclosed by panel fencing, laid to lawn with flower beds, decking area, side pedestrian access. To the front of the property is forecourt garden, pathway to front door and access along the side of the house to the rear garden.

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/>

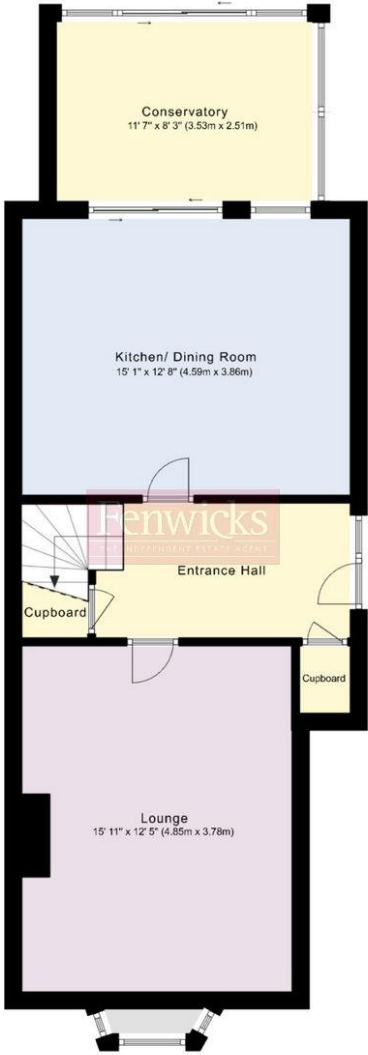
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B



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DRAFT DETAILS

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