

Offered for sale with no forward chain is this two bedroom home with enclosed rear garden and allocated parking space to front. Situated in a quiet Cul-de-Sac and conveniently located for local shops, transport links, Gosport Park, Alver Creek and Stokes Bay.

**The Accommodation Comprises:**  
UPVC double glazed front door to:

**Lounge** 13' 3" x 13' 3" (4.04m x 4.04m)  
UPVC double glazed window to front elevation, radiator, stairs to First Floor, door to:

**Kitchen/Diner** 9' 2" x 13' 3" (2.79m x 4.04m)  
UPVC double glazed door and windows to rear garden, fitted with a range of base cupboards and matching eye level units, roll top work surface over, one and a half bowl stainless steel sink unit with mixer tap, space for oven, space and plumbing for washing machine, space for under-counter fridge, space for table and chairs, under-stairs storage recess, wall-mounted boiler (less than two years old), radiator.

**First Floor Landing**  
Access to loft space, cupboard, doors to:

**Bedroom One** 9' 5" x 13' 3" (2.87m x 4.04m)  
Two UPVC double glazed windows to front elevation, radiator.

**Bedroom Two** 11' 1" x 6' 9" (3.38m x 2.06m)  
UPVC double glazed window to rear elevation, radiator.

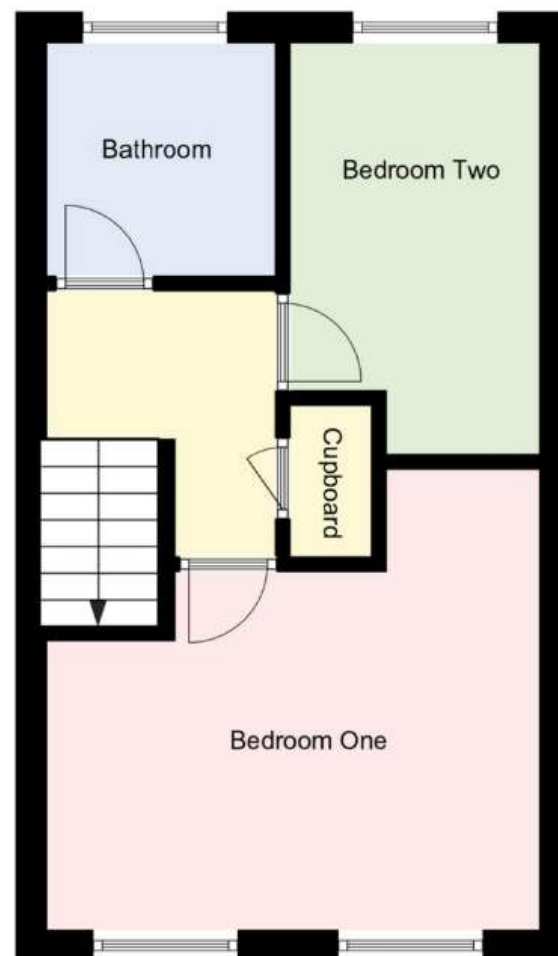
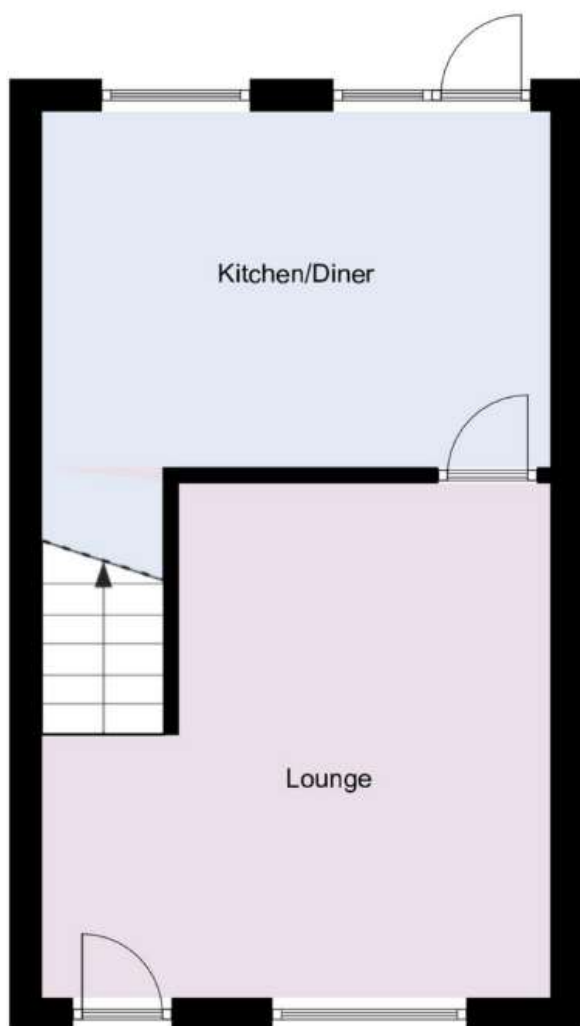
**Bathroom**  
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and electric shower over, radiator.

**Outside**  
To the front of the property is a block-paved allocated parking space.  
  
The rear garden is enclosed by wood panelled fencing and hedging, gate providing rear pedestrian access, mainly laid to lawn with patio area.

**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](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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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\*

£210,000  
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