

## The Accommodation Comprises

Front door to:

### Entrance Hall

Tiled flooring, storage cupboard, warm air heating panel/ controls.

### Cloakroom

Obscured UPVC double glazed window to side elevation, electric heater, close couple W.C, floor mounted wash hand basin, tiled flooring.

### Kitchen 10' 5" x 7' 3" (3.17m x 2.21m)

UPVC double glazed window to front elevation and UPVC double glazed door to side, warm air heating vent, fitted with a range of base cupboards and matching eye-level units, integrated oven and gas hob with extractor fan, space for fridge/ freezer, plumbing for dishwasher, one and a half stainless steel sink with drainer, breakfast bar area.

### Utility Room 7' 11" x 5' 10" (2.41m x 1.78m)

UPVC double glazed door to side elevation, stainless steel sink with drainer, plumbing for washing machine, space for extra fridge/ freezer or tumble dryer, tiled flooring.

### Lounge 19' 0" x 11' 2" (5.79m x 3.40m)

UPVC double glazed window to rear elevation, warm air heating vents, double doors.

### Dining Area 11' 11" x 9' 6" (3.63m x 2.89m)

UPVC double glazed window to side elevation, warm air heating vent, sliding patio doors leading to:

### Conservatory 10' 3" x 6' 3" (3.12m x 1.90m)

UPVC double glazed windows around, glass roof, tiled flooring, patio doors leading to garden.

### First Floor Landing

Obscured window to side elevation on staircase, cupboard housing water tank, loft access via pull down ladder.

### Bedroom One 9' 11" x 9' 8" (3.02m x 2.94m) Plus wardrobes

UPVC double glazed window to rear elevation, fitted wardrobes, built in furniture around bed.

### Shower Room 5' 7" x 4' 8" (1.70m x 1.42m)

Obscured UPVC double glazed window to side elevation, walk in shower with mains connection, sink in built in vanity unit with storage.

### Bedroom Two 9' 10" x 9' 6" (2.99m x 2.89m)

UPVC double glazed window to front elevation, built in wardrobe.

### Bedroom Three 9' 4" x 9' 1" (2.84m x 2.77m)

UPVC double glazed window to rear elevation, fitted wardrobes.

### Bedroom Four 9' 4" x 6' 3" (2.84m x 1.90m)

UPVC double glazed window to front elevation.

### Bathroom 7' 1" x 5' 8" (2.16m x 1.73m)

Obscured UPVC double glazed window to side elevation, sink built in to vanity unit, toilet in built in cistern, bidet, p-shape bath with mains shower connection, electric ladder towel rail.

### Outside

The rear garden is laid to lawn with fenced boundaries, summer house in the corner and side access both side. To the front of the property there is a large brick paved driveway, stone bordered areas to the side and front featuring planted areas.

### Garage 10' 1" x 8' 2" (3.07m x 2.49m)

Power and light, up and over door.

### 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>



**Fenwicks**

THE INDEPENDENT ESTATE AGENT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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£469,995

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\*DRAFT DETAILS\*

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