

A well-presented family home having been much improved by the current owners and situated in a popular location. The property has recently been redecorated throughout and briefly comprises a modern fitted kitchen, conservatory, three bedrooms and off-road parking.

#### The Accommodation Comprises:

##### Entrance Hall

Stairs to first floor, cupboard with hanging rail, lino flooring, door to:

##### Lounge/Dining Room 21' 3" x 11' 10" (6.47m x 3.60m) max

UPVC double glazed window to front elevation, LVT flooring, white ladder-style radiator.

##### Kitchen 10' 5" x 7' 9" (3.17m x 2.36m)

Fitted with a range of base cupboards and eye-level units, integrated oven and hob with extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, white one and a half sink unit with stainless steel mixer tap, newly fitted combination boiler, tiled splashback, LVT flooring.

##### Conservatory 12' 10" x 11' 2" (3.91m x 3.40m) max

UPVC double glazed full length windows and French doors to rear elevation, glass roof, LVT flooring, door to:

##### WC

Obscured UPVC double glazed window to side elevation, wash hand basin, low level WC, ladder-style chrome radiator, LVT flooring.

##### Utility Cupboard

Space and plumbing for washing machine, space for tumble dryer, LVT flooring.

#### First Floor

##### Bedroom One 10' 8" x 12' 3" (3.25m x 3.73m)

UPVC double glazed window to front elevation, radiator, fitted wardrobes.

##### Bedroom Two 8' 9" x 11' 8" (2.66m x 3.55m)

UPVC double glazed window to rear elevation, radiator.

##### Bedroom Three 7' 1" x 6' 5" (2.16m x 1.95m)

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

##### Bathroom

Obscured UPVC double glazed window to rear elevation, low level WC, wash hand basin set in vanity unit, bath with mixer tap and shower over, tiled walls, laminate flooring.

##### Outside

The front of the property is enclosed by fence panels, has off-road parking and access to garage. The rear garden is enclosed by wall and fence panels, mainly wooden decking with a lawn area.

##### Garage

Up and over door, power and light, UPVC double French doors to rear garden.

##### General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

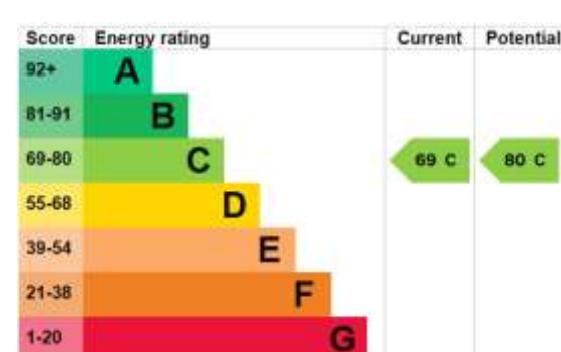
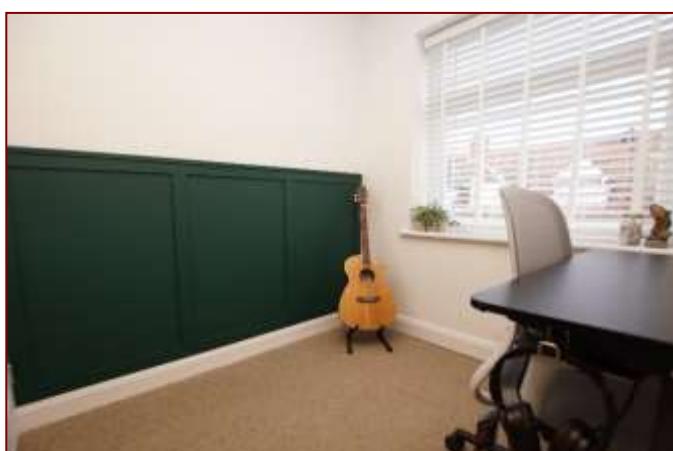
Sewerage: Mains

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: D





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**\*DRAFT DETAILS\***

£340,000  
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