

Fenwicks are pleased to offer for sale a three bedroom link detached house situated towards the end of a cul-de-sac. The property is well presented throughout and has been modernised by the current vendors.

The Accommodation Comprises:-
UPVC double glazed front door to;

Entrance Hall:-
Stairs to first-floor, radiator, laminate flooring, under stairs storage cupboard.

Cloakroom:-
Obscured UPVC double glazed window to front elevation, close coupled WC, wash hand basin, radiator, continuation of laminate flooring.

Lounge:- 15' 10" x 10' 0" (4.82m x 3.05m)
UPVC double glazed window to front elevation, electric fire with surround, marble inset and hearth, laminate flooring, two radiators, UPVC double glazed door to;

Conservatory:- 9' 0" x 8' 6" (2.74m x 2.59m)
Glass roof, UPVC double glazed double opening doors to rear garden, laminate flooring, glass roof, electric underfloor heating.

Kitchen/ Dining Room:- 15' 9" x 13' 0" (4.80m x 3.96m) narrowing to 9' 10" (2.99m)
UPVC double glazed window and door to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, free standing range cooker, extractor hood, integrated washing machine, breakfast bar, integrated fridge and dishwasher, under stairs storage cupboard, ladder style radiator.

First Floor Landing:-
UPVC double glazed window to rear elevation.

Bedroom One:- 12' 10" x 8' 8" (3.91m x 2.64m)
UPVC double glazed window to front elevation, radiator, range of built-in wardrobes and over bed storage, drawer units, door to;

En-Suite:-
Close coupled WC, wash hand basin set in vanity unit, obscured UPVC double glazed window to side elevation, shower cubicle with mains shower, extractor fan, ladder style radiator.

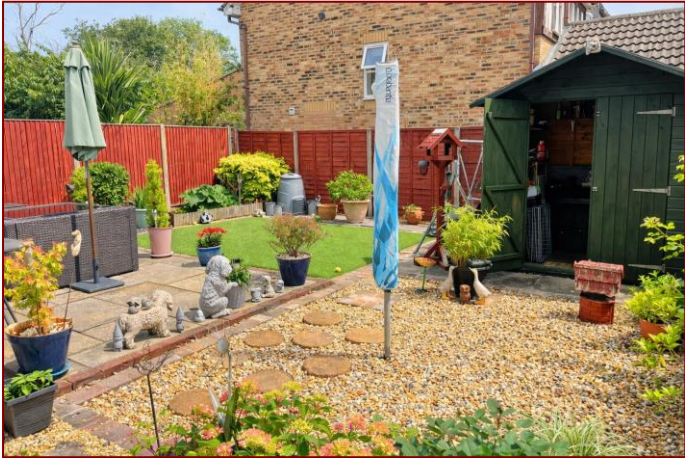
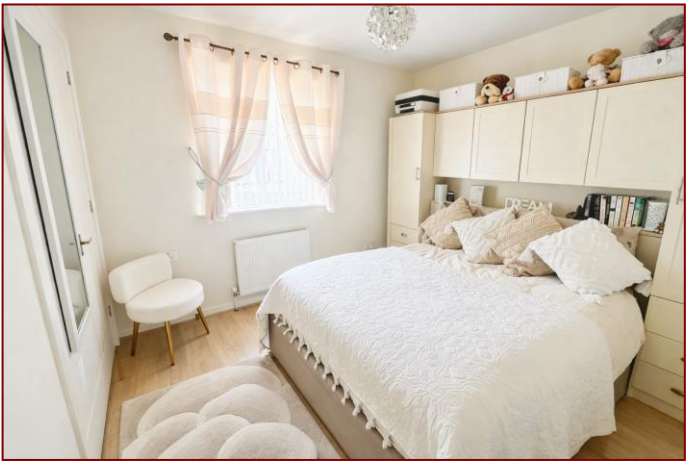
Bedroom Two:- 10' 1" x 9' 0" (3.07m x 2.74m)
UPVC double glazed window to front elevation, radiator, access to loft space with pull down ladder and light, walk-in wardrobe and storage cupboard with hanging rail also housing Vaillant combination boiler, radiator.

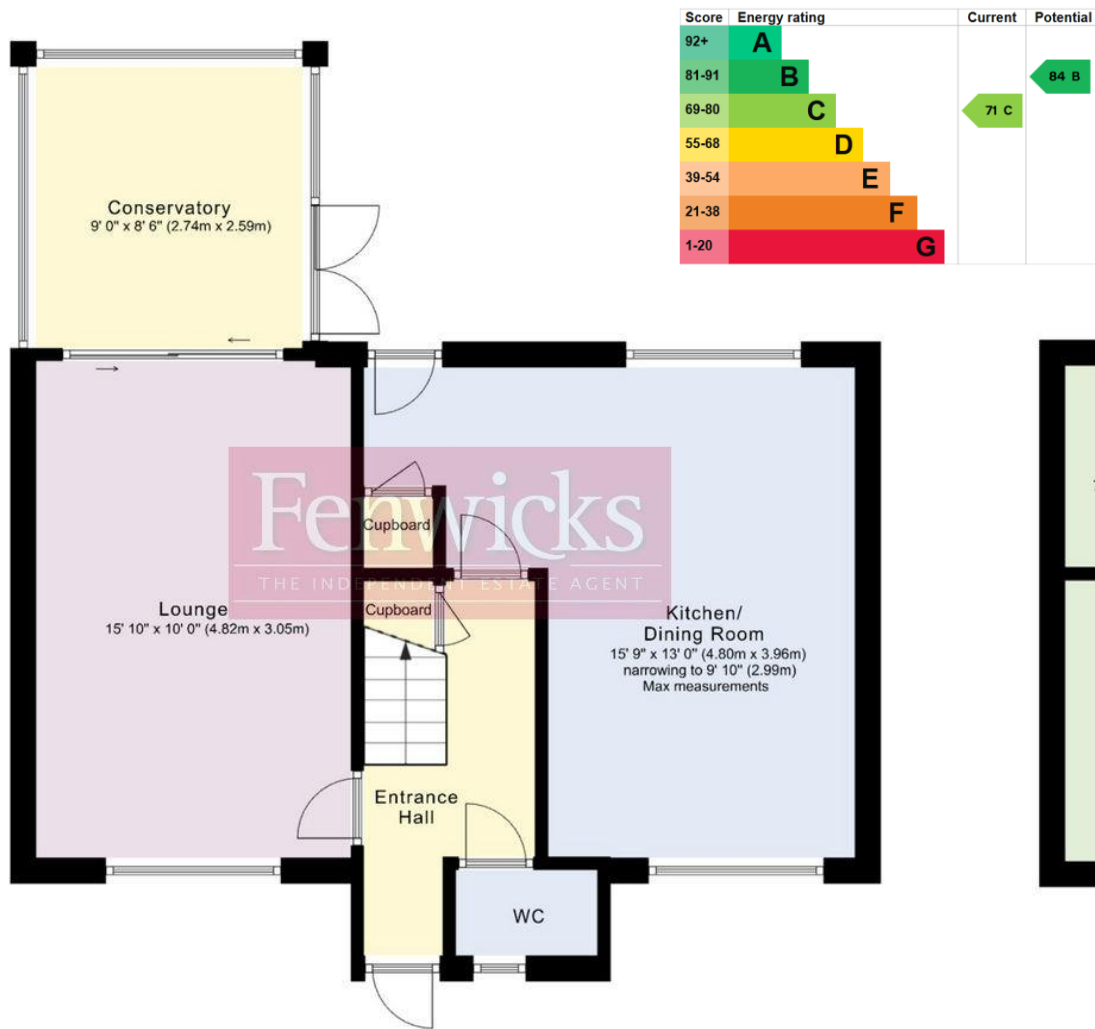
Bedroom Three:- 7' 3" x 6' 5" (2.21m x 1.95m)
UPVC double glazed window to rear elevation, radiator.

Shower Room:-
UPVC double glazed obscured window to rear elevation, fitted with a close coupled WC, wash hand basin set in vanity unit, large, walk-in shower, heated towel rail.

Outside:-
The rear garden is enclosed by panelled fencing and easy maintenance with artificial lawn, patio and gravel screed area, outside water tap and lighting, courtesy door to garage, power connected with remote control electric roller door.
To the front of the property there is a further small garden and driveway leading to garage.

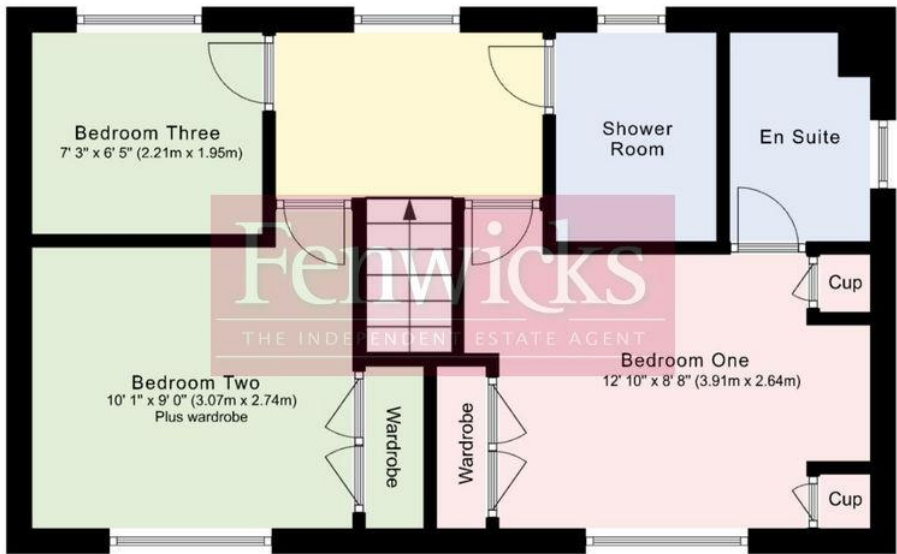
General Information:-
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold

Council Tax Band: E



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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

£375,000
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