

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

Tenure: Freehold

Council Tax Band: D

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





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£340,000
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