

Deceptively spacious EXTENDED FOUR BEDROOM semi-detached family home, benefiting from parking to the rear, spacious lounge/diner, NO ONWARD chain, first floor bathroom, enclosed rear garden, a stone throw from shops, bus links & schools.

The Accommodation Comprises:
UPVC double glazed door into:

Porch
UPVC double glazed window to front elevation, door into:

Entrance Hall
UPVC double glazed door to front elevation, stairs to First Floor, handrail to wall, door to :

Lounge/Diner 24' 6" x 12' 11" (7.46m x 3.93m)
UPVC double glazed window to rear elevation, two radiators, gas fireplace, laminate flooring.

Inner Hall
Obscured UPVC double glazed door to rear elevation, tiled flooring, archway into:

Kitchen 12' 7" x 10' 2" (3.83m x 3.10m)
UPVC double glazed window to front and side elevation, fitted with a range of base cupboards and matching eye level units, one and a half bowl stainless steel sink with mixer tap, cupboard housing meters, space for fridge/freezer, space and plumbing for washing machine, integrated oven with gas hob and hood above.

Bedroom Four 11' 0" x 10' 6" (3.35m x 3.20m)
UPVC double glazed window to rear elevation, radiator, laminate flooring.

First Floor Landing
Storage cupboard with hanging rail and shelves.

Bathroom
Obscured UPVC double glazed window to side elevation, low level WC, bath with shower over, ladder-style radiator, wash hand basin set in vanity unit, mirror to wall.

Bedroom One 10' 7" x 11' 9" (3.22m x 3.58m)
UPVC double glazed window to rear elevation, storage cupboard with hanging rail, radiator.

Bedroom Two 10' 5" x 10' 4" (3.17m x 3.15m)
UPVC double glazed window to rear elevation, storage cupboard with hanging rail, radiator.

Bedroom Three 8' 2" x 8' 4" (2.49m x 2.54m)
UPVC double glazed window to front elevation, storage cupboard with hanging rail, radiator.

Outside
To the front is a garden enclosed by low brick wall with pedestrian gate, with mature shrubs and trees to borders, additional gate leading to the rear.

The rear garden is mainly laid to lawn with double opening gates providing off-road parking.

General Information
Construction: Non-Standard Laing Easiform
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:B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DRAFT DETAILS

£274,000
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