

This three bedroom, end of terrace house is located close to local shops and amenities. Tucked away in the corner of the cul-de-sac, the property is deceptively spacious from the front and benefits from a garden to two sides and allocated parking.

The Accommodation Comprises
UPVC double glazed front door

Entrance Hall
Radiator, stairs to first floor.

First Floor Landing
Access to loft space, storage cupboard with slatted shelving.

Kitchen 9' 9" x 9' 8" (2.97m x 2.94m)
UPVC double glazed window to side elevation, coved ceiling, door to rear garden, fitted with a range of base and matching wall units with work surface over, stainless steel sink unit with mixer tap, integrated double electric oven, gas hob with extractor over, cupboard housing combination boiler, integrated washing machine, integrated fridge and freezer.

Lounge/Dining Room 16' 0" (max. meas) x 15' 6" (max. meas) (4.87m x 4.72m)
UPVC double glazed bow window to side elevation, UPVC double glazed sliding door to rear garden, coved ceiling, radiators, under-stairs storage cupboard.

Bedroom One 12' 10" x 8' 5" (3.91m x 2.56m)
UPVC double glazed window to side elevation, coved ceiling, radiator, built-in wardrobe.

Bedroom Two 11' 1" x 9' 10" (max. meas) (3.38m x 2.99m)
UPVC double glazed window to side elevation, coved ceiling.

Bedroom Three 8' 0" x 7' 9" (2.44m x 2.36m)
UPVC double glazed window to rear elevation, coved ceiling.

Shower Room 9' 10" (max.meas) x 5' 5" (max. meas) (2.99m x 1.65m)
Obscured UPVC double glazed window to side elevation, close-coupled WC, wash hand basin set in vanity unit, modern shower cubicle with electric shower, ladder-style radiator, tiled walls.

Outside
To the front there is allocated parking. The rear garden is enclosed by brick wall and panelled fencing, primarily laid to paving and artificial grass, with a seating area and pergola.

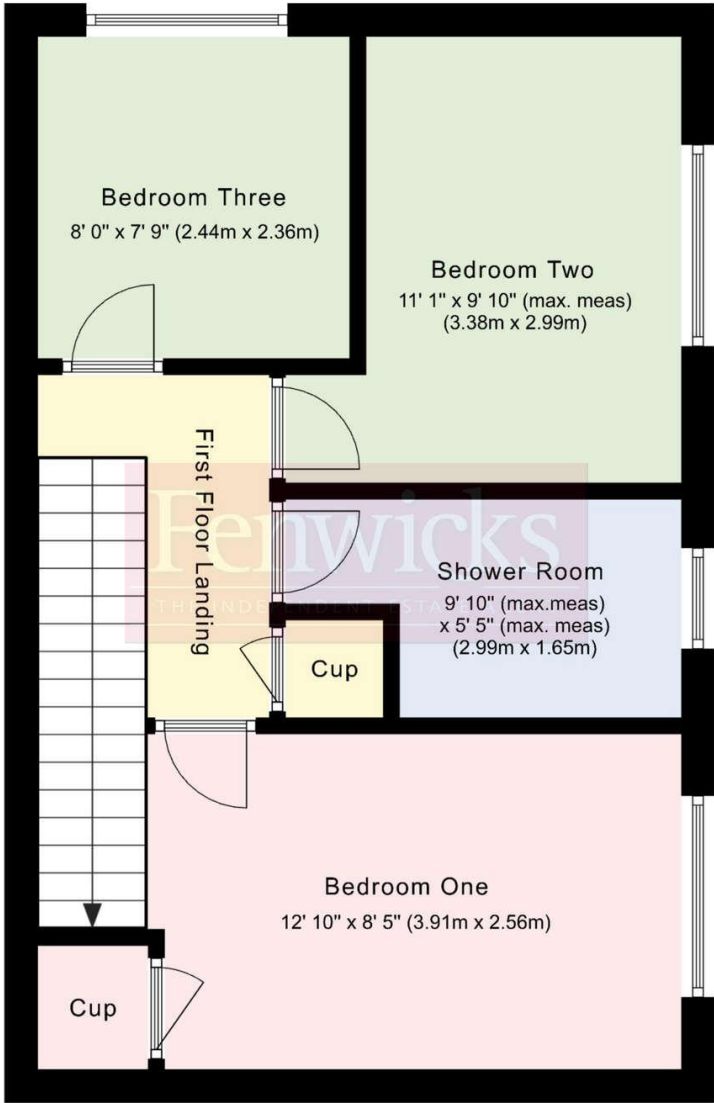
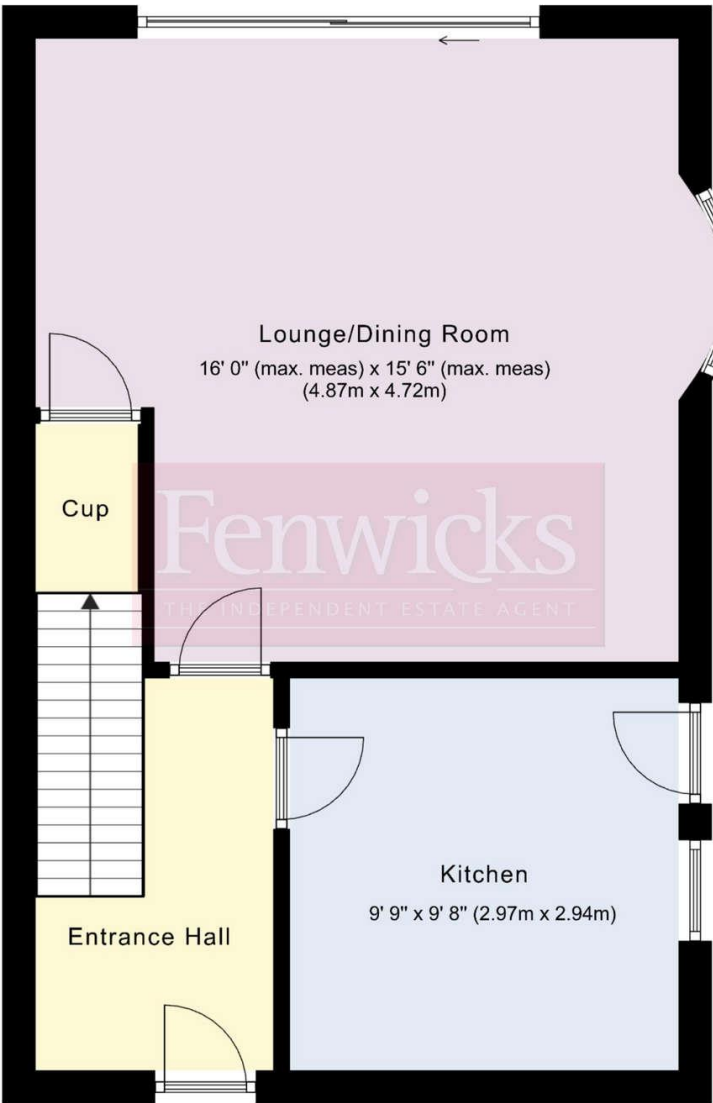
General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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DRAFT DETAILS

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