Conveniently located two double bedroom property benefitting from modern fitted kitchen, spacious lounge/ diner, conservatory, first floor shower room * NO ONWARD CHAIN *

The Accommodation Comprises
UPVC double glazed windows and door into;

Porch
Door into:-

Entrance Hall
Stairs to first floor, under stairs cupboards housing meters, door into;

Lounge/Dining 12' 2'' x 12' 0'' (3.71m x 3.65m)
Dining area: 10' 5'' x 7' 1'' (3.17m x 2.16m)
UPVC double glazed window to front elevation, engineered oak flooring, fireplace, radiator, door into conservatory.

Kitchen 10' 8'' x 8' 7'' (3.25m x 2.61m) maximum measurements
A modern fitted kitchen with a range of base cupboards and matching eye level units, integrated oven and grill and hob, space for fridge freezer, washing machine, sink with mixer tap, door into;

Conservatory 18' 4'' x 6' 8'' (5.58m x 2.03m) maximum measurements
UPVC double glazed windows and doors to rear elevation, door leading into workshop.

Store
UPVC double glazed window to rear elevation.

First Floor Landing

Bedroom One 13' 11'' x 9' 9'' (4.24m x 2.97m) plus wardrobes & cupboards
UPVC double glazed window to front elevation, fitted wardrobes with mirror fronted doors.

Bedroom Two 12' 5'' x 9' 7'' (3.78m x 2.92m) maximum measurements
UPVC double glazed window to rear elevation, storage cupboard.

Shower Room 6' 9'' x 5' 5'' (2.06m x 1.65m)
Shower cubicle with shower above, wash hand basin with mixer tap, low level WC, obscured UPVC double glazed window to rear elevation.

Outside
The rear garden is enclosed by fences and rear pedestrian gate, mainly laid to patio.

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

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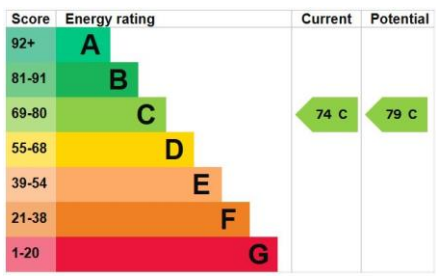

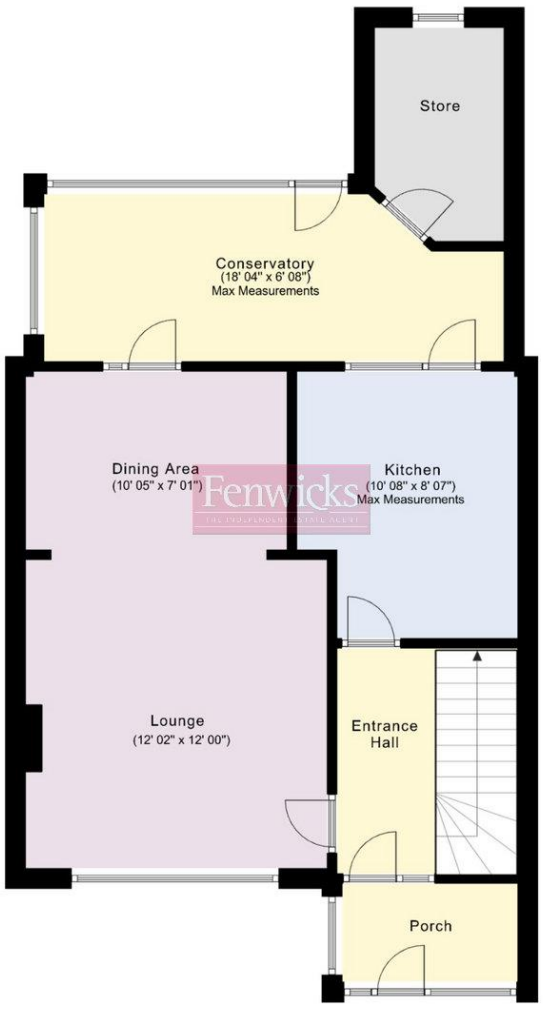

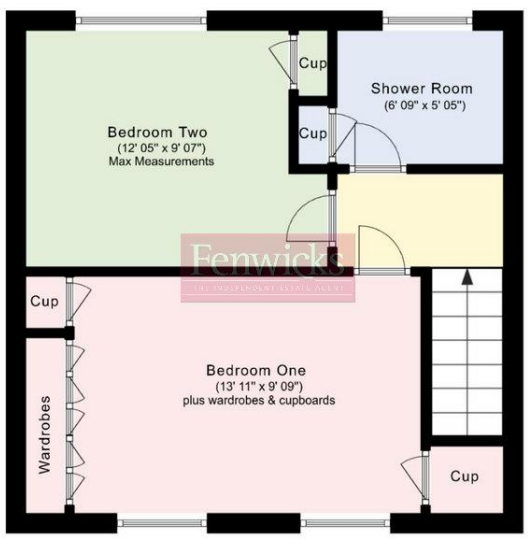

Tenure: Freehold

Council Tax Band: B

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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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The Property Ombudsman

DRAFT DETAILS

Offers Over £200,000

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