

Beautifully presented three bedroom semi detached house tucked away in a pleasant cul de sac within Stubbington. The property benefits from a re-fitted kitchen/dining room. The property benefits from off road parking and a garage to the front of the house.

**The Accommodation Comprises:-**  
Composite glazed front door to:

**Entrance Porch:-**  
Inset spotlighting, door to:

**Cloakroom:-**  
Obscured UPVC double glazed window to front elevation, close coupled WC, wall mounted wash hand basin, consumer unit to wall, radiator.

**Lounge:-** 14' 4" x 14' 4" (4.37m x 4.37m) maximum measurements  
Coved ceiling, UPVC double glazed window to front elevation, stairs to first floor, under stairs storage cupboard, two radiators, arch to:

**Kitchen/Dining Room:-** 14' 5" x 12' 0" (4.39m x 3.65m)  
Superbly re-fitted with a modern range of base cupboards and matching eye level units, worksurface over, sink unit with mixer tap, integrated electric oven and gas hob, recess and plumbing for washing machine, space for fridge freezer, UPVC double glazed double opening doors and single door to:

**Conservatory:-** 11' 5" x 8' 2" (3.48m x 2.49m) maximum measurements  
Polycarbonate roof, UPVC double glazed windows and double opening doors to rear garden.

**First Floor Landing:-**  
Coved ceiling, UPVC double glazed window to side elevation, airing cupboard with hot water tank and slatted shelving.

**Bedroom One:-** 14' 9" x 8' 1" (4.49m x 2.46m)  
Coved ceiling, UPVC double glazed window to front elevation, radiator.

**Bedroom Two:-** 9' 8" x 7' 10" (2.94m x 2.39m)  
Coved ceiling, UPVC double glazed window to rear elevation, radiator.

**Bedroom Three:-** 10' 0" x 6' 0" (3.05m x 1.83m) maximum measurements  
Coved ceiling, UPVC double glazed window to front elevation, access to loft space, built in storage cupboard with hanging rail, radiator.

**Bathroom:-** 6' 4" x 6' 3" (1.93m x 1.90m)  
UPVC double glazed window to rear elevation, close coupled WC, wall mounted wash hand basin, panelled bath with mixer tap and shower attachment, radiator.

**Outside:-**  
The rear garden is enclosed by hedging and fencing, primarily laid to lawn with decking area, flowerbeds. To the front of the property there is a driveway providing off road parking and leading to garage, lawned front garden, path leading to front door.

**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>

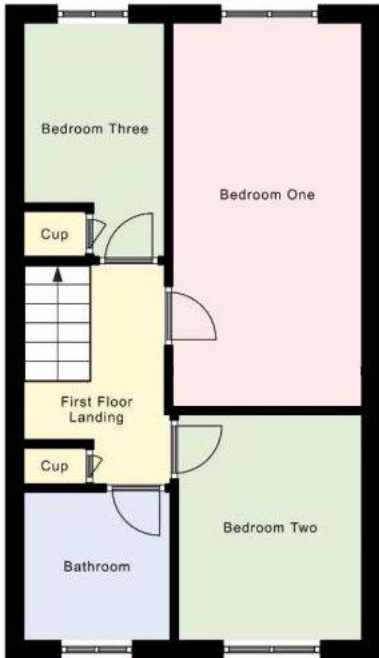
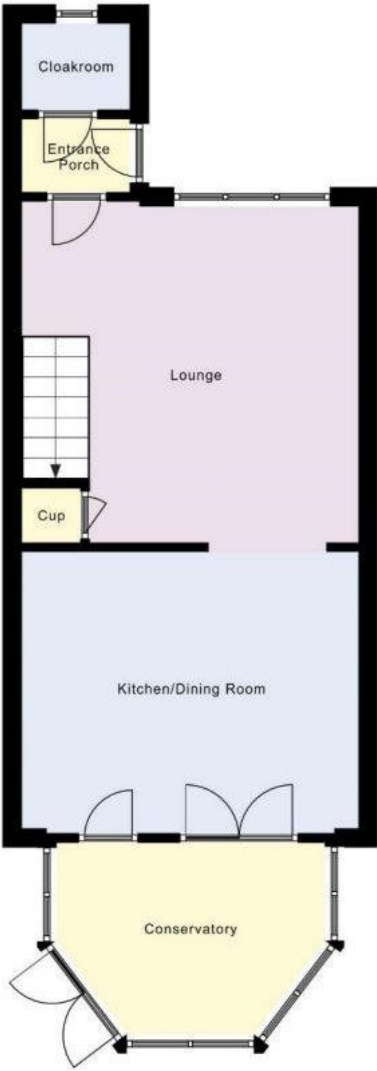




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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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\*

£377,500  
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