

* A well presented property benefitting from THREE bedrooms and TWO ALLOCATED PARKING SPACES, briefly comprising lounge, kitchen/diner, bathroom & enclosed rear garden *

The Accommodation Comprises:

Entrance

UPVC double glazed door to front elevation.

Entrance Hall

Stairs to First Floor Landing, tiled flooring.

WC

UPVC double glazed window to front elevation, low level WC, wash hand basin, vinyl flooring, radiator.

Lounge 14' 1" x 12' 2" (4.29m x 3.71m) max

UPVC double glazed window to front elevation, radiator, laminate flooring, double doors into:

Kitchen/Dining Room 9' 10" x 15' 6" (2.99m x 4.72m)

UPVC double glazed window to rear elevation, UPVC double doors to garden, fitted with a range of base cupboards and matching eye level units, stainless steel sink and drainer unit with mixer tap, work surface over, tiled splashbacks, space for cooker, washing machine, dishwasher and fridge/freezer, central heating boiler, radiator, spacious storage cupboard.

First Floor Landing

Airing cupboard, access to loft space, doors to:

Bedroom One 8' 7" x 15' 6" (2.61m x 4.72m)

Two UPVC double glazed windows to front elevation, built-in wardrobes, storage recess, radiator.

Bedroom Two 8' 11" x 9' 3" (2.72m x 2.82m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 8' 10" x 5' 11" (2.69m x 1.80m)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Bath with shower over, wash hand basin, low level WC, extractor fan, part-tiled walls, laminate flooring.

Outside

To the front is a small gravelled area and path to front door. The rear garden is laid to lawn with a decking area, and garden shed.

There are two allocated parking spaces to the front of the property.

General Information

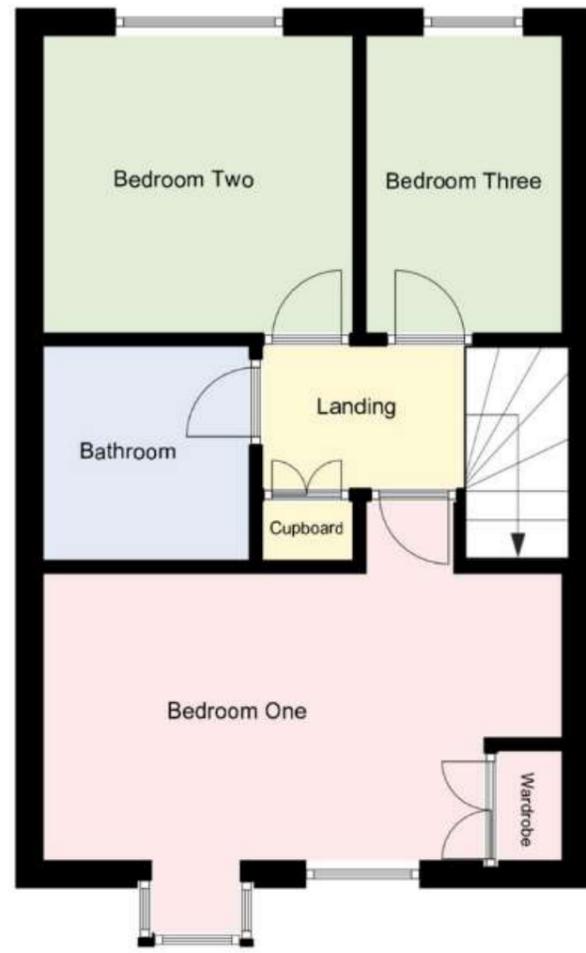
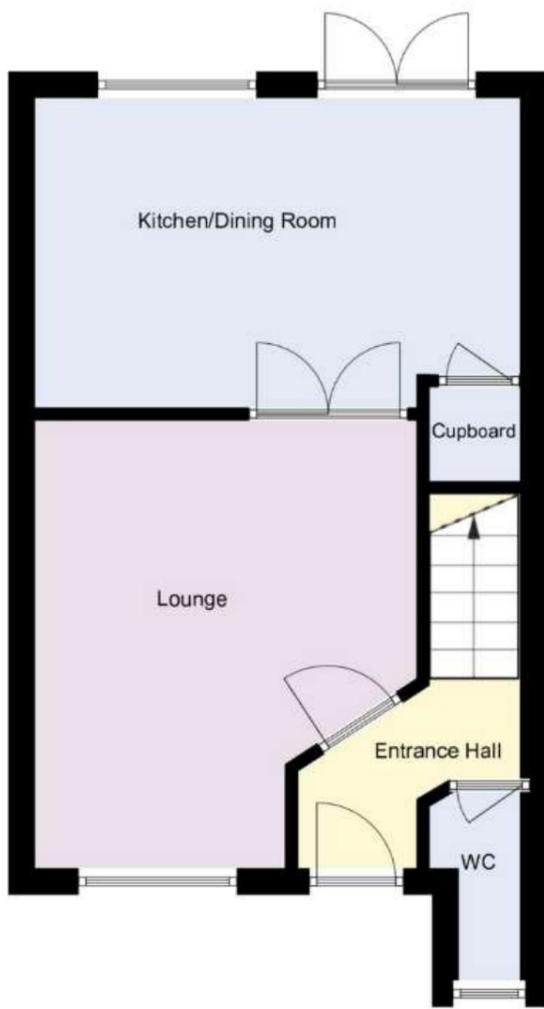
- Construction: Traditional
- Water Supply: Portsmouth Water
- Electric Supply: Mains
- Gas Supply: Mains
- Sewerage: Mains
- Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
- Flood risk: www.gov.uk/check-long-term-flood-risk
- Tenure: Freehold
- Council Tax Band: C

Agent's Note:

The property benefits from leased solar panels, further information can be provided on request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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

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