

A three bedroom end of terrace property benefitting from kitchen/ diner, Lounge, cloakroom, first floor bathroom, enclosed rear garden & allocated parking.

The Accommodation Comprises:-  
UPVC double glazed front door to:

Entrance Hall:-  
Understairs storage cupboard, stairs to first floor, laminate flooring, radiator.

Cloakroom:- 6' 0" x 3' 3" (1.83m x 0.99m)  
Low level WC, vanity hand basin with cupboard beneath, radiator, UPVC double glazed window, tiled splash-backs.

Lounge:- 15' 11" x 9' 8" (4.85m x 2.94m) narrowing to 8' 2" (2.49m)  
UPVC double glazed window to rear elevation, French doors to rear garden, radiator, laminate flooring.

Kitchen/ Diner:- 14' 7" x 8' 6" (4.44m x 2.59m)  
UPVC double glazed window to front elevation, fitted with base cupboards and matching eye level units, single drain sink unit with mixer tap, wall and base units with worksurface over, built in cooker and electric hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, breakfast bar, radiator, wall mounted gas boiler, tiled splashbacks, laminate flooring.

First Floor Landing:-  
Access to loft space via hatch, radiator, airing cupboard with radiator.

Bedroom One:- 14' 7" x 8' 6" (4.44m x 2.59m)  
UPVC double glazed window to rear elevation, radiator.

Bedroom Two:- 9' 8" x 8' 6" (2.94m x 2.59m)  
UPVC double glazed window to front elevation, radiator.

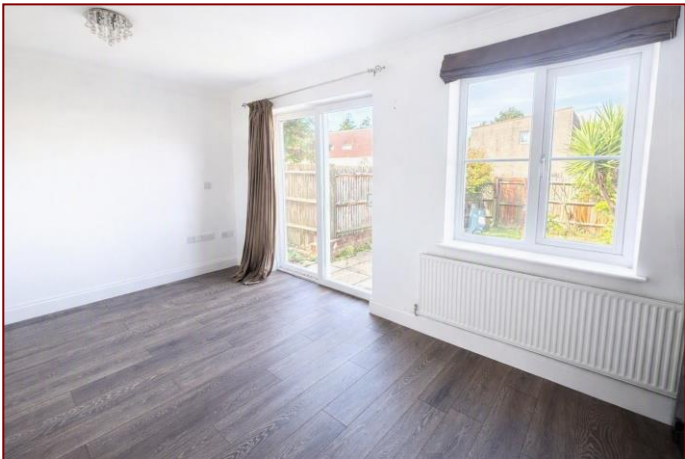
Bedroom Three:- 8' 2" x 6' 10" (2.49m x 2.08m)  
UPVC double glazed window to front elevation, radiator.

Bathroom:- 6' 10" x 6' 9" (2.08m x 2.06m)  
UPVC double glazed window to front elevation, panelled bath with mixer tap and shower attachment, wash hand basin set in vanity unit, low level WC half tiled walls, shaver point, extractor fan, chrome heated towel rail.

Outside:-  
To the front of the property there is side pedestrian access which leads to the rear garden. The rear garden is laid to patio, artificial grass, flowers to borders, and has a rear pedestrian gate.

Agents Note:-  
We understand there is use of a parking space. The property is currently a shared ownership property and being stair cased to 100% as part of the sale. We understand there is a community levy charge of £220.60 per annum.

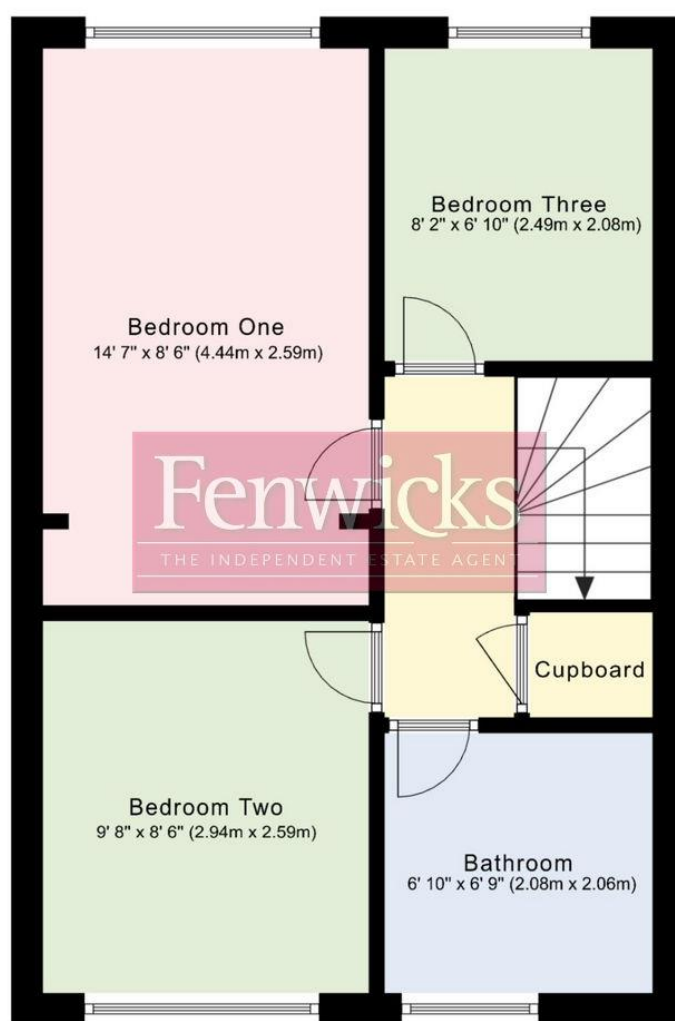
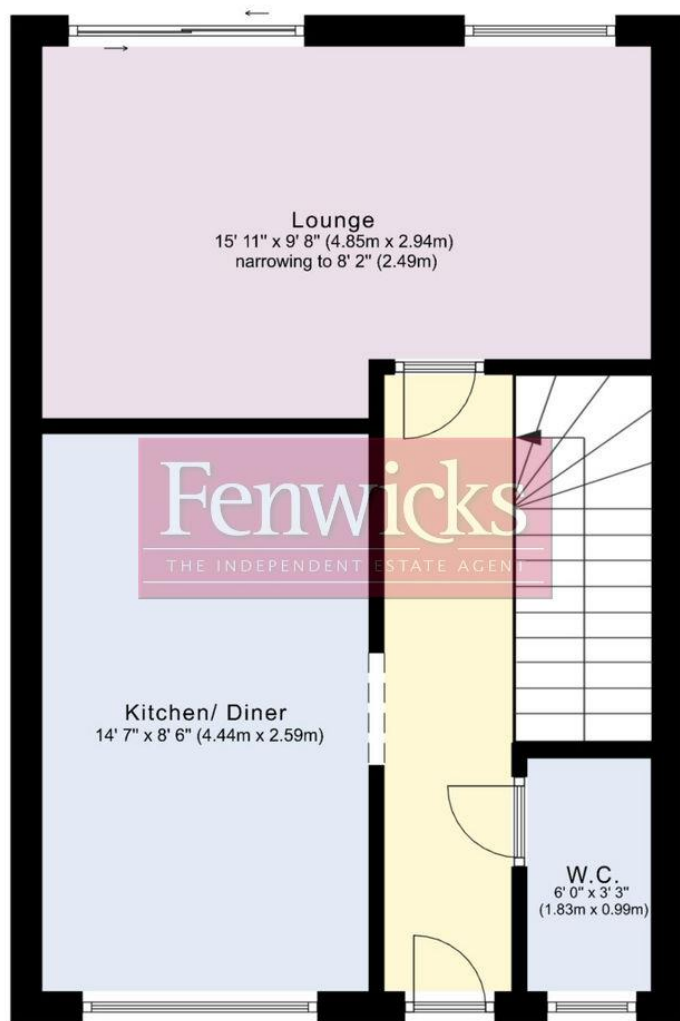
General Information:-  
Construction: Traditional  
Water Supply: Portsmouth Water  
Sewerage: Mains  
Electric Supply: Mains  
Gas Supply: Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tenure: Freehold

Council Tax Band: C



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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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