

* Fenwicks Estate Agents are pleased to welcome to the market this superbly appointed two bedroom maisonette situated in a quiet cul-de-sac location and offered for sale with no forward chain. The property has been refurbished to a high standard and includes a refitted kitchen with integrated appliances, refitted bathroom with custom sink unit, and coastal-style lighting and updated central heating with column-style radiators throughout. The property boasts a light and airy feel, with a spacious, sunny enclosed rear garden. *

The Accommodation Comprises:

Front door into:

Entrance Hall

Stairs to First Floor, storage nook offering space for coats and shoes, feature shelving to wall, newly fitted carpet to stairs and fitted internal door matting, gas meter to wall, chrome light switch, electric socket, obscured UPVC double glazed window to side elevation, UPVC double glazed window to front elevation, solid oak half glazed door into:

Inner Hall

Cupboard housing new fuse board, half panelling to walls, column-style radiator in anthracite, chrome pipework, chrome light switch and socket, storage cupboard with shelving, coastal-style spotlights, smoke alarm to ceiling, access to loft with power and light.

Lounge 15' 11" x 10' 9" (4.85m x 3.27m)

UPVC double glazed window to front elevation, column-style radiator with chrome pipework, feature tiled and slate hearth fireplace (currently capped), cupboard housing Baxi combination boiler, laminate flooring, shelving to wall, chrome sockets and light switch.

Kitchen/Diner 8' 8" x 10' 9" (2.64m x 3.27m) max

Opening into stunning newly fitted Shaker-style kitchen with a range of base cupboards and matching eye level units, ceramic sink unit with mixer tap, integrated slimline dishwasher, fridge/freezer, washing machine, oven, microwave, induction hob, extractor hood, tiled splashbacks, laminate worksurfaces, tiled flooring, space for table and chairs, shelving to wall, UPVC double glazed window to rear elevation, chrome sockets and light switch, inset spotlights.

Bedroom One 9' 1" x 15' 6" (2.77m x 4.72m)

UPVC double glazed window to front elevation, newly laid carpet, column-style radiator with chrome pipework, chrome sockets and light switch, built-in wardrobe with louvre doors and feature knobs.

Bedroom Two 10' 5" x 9' 11" (3.17m x 3.02m)

UPVC double glazed window to rear elevation, newly laid carpet, column-style radiator with chrome pipework, chrome sockets and light switch, built-in wardrobe with louvre doors and feature knobs.

Bathroom

Obscured UPVC double glazed window to rear elevation, bespoke sink unit with mixer tap, panelled bath with rainfall shower head and additional handheld attachment, close coupled WC, tiling to floor, tiling to walls, half panelling to one wall, bi-fold door, extractor fan, inset spotlights, nautical wall lights and kinetic light switch for individual light operation.

Outside

To the front of the property is a path leading to the front door, wall light, door bell, gate leading to the rear garden. The sunny and generous-sized rear garden is a delightful feature of the property, with lawned and shingled areas divided by picket fence, shrubs to borders, three brick-built storage areas (one with power).

Lease Information

The following information was provided by the Vendor at the time of instruction and should be confirmed during the conveyancing process prior to exchange:

Length of Lease: 101 years remaining
Ground Rent: £1 p.a.
Service Charge: TBA

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: Leasehold
Council Tax Band: A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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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£195,000

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DRAFT DETAILS

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