Fenwicks are pleased to offer for sale a four bedroom semi detached family home in the ever popular Peel Common location. The property benefits from a downstairs cloakroom, conservatory and garage in nearby block with parking in front.

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

Entrance Hall:-
Radiator, storage cupboard, door to:

Cloakroom:-
Obscured UPVC double glazed window to front elevation, low level WC, wash hand basin, tiled splashback, radiator.

Lounge/ Diner:- 20' 6'' x 12' 0'' (6.24m x 3.65m) maximum measurements
UPVC double glazed window to front elevation, electric fire, stairs to first floor, radiator, space for table and chairs, double glazed sliding doors to:

Conservatory:- 11' 11'' x 7' 11'' (3.63m x 2.41m)
Polycarbonate roof, UPVC double glazed windows to rear and side elevations, UPVC double glazed Patio doors to rear garden.

Kitchen:- 17' 1'' x 8' 6'' (5.20m x 2.59m) maximum measurements
UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, toll top work surface, double stainless steel sink unit with mixer tap and tiled splashback, wall mounted gas boiler, space for Range oven, extractor hood over, space for American style fridge/ freezer, space and plumbing for dishwasher, under-stairs storage cupboard, glazed window and door to:

Utility Room:- 8' 2'' x 3' 10'' (2.49m x 1.17m)
UPVC double glazed window and door to rear garden, space and plumbing for washing machine, space for tumble dryer (stacked).

First Floor Landing:-
Access to loft space, door to:

Bedroom One:- 11' 11'' x 10' 4'' (3.63m x 3.15m)
UPVC double glazed window to rear elevation, fitted wardrobes, cupboard over the stairs, radiator.

Bedroom Two:- 10' 4'' x 8' 8'' (3.15m x 2.64m) maximum measurements
UPVC double glazed window to rear elevation, recess for wardrobe, radiator.

Bedroom Three:- 9' 11'' x 8' 11'' (3.02m x 2.72m)
UPVC double glazed window to front elevation, fitted wardrobes and recess for storage, radiator.

Bedroom Four:- 9' 10'' x 8' 2'' (2.99m x 2.49m) maximum measurements (Irregular shape)
UPVC double glazed window to front elevation, built-in storage cupboard, radiator.

Shower Room:- 6' 2'' x 6' 1'' (1.88m x 1.85m)
Obscured UPVC double glazed window to front elevation, low level WC, wash hand basin set in vanity unit with mixer tap, corner shower cubicle with electric shower, ladder style radiator, extractor fan.

Outside:-
The rear garden is a delightful feature of the home, enclosed by wood panelled fencing, gate providing side pedestrian access, mainly laid to patio with artificial lawn and sleeper beds, generous sized workshop to rear, greenhouse, shed, outside tap. The property benefits from a garage in nearby block to the rear, with up and over door, parking in front. To the front of the property are well maintained communal gardens.

Agents Note:-
The vendor informs us that there is a service/ maintenance charge (for upkeep of those communal gardens) of approximately £620 per annum. This information should be verified by your legal representative before exchange of contracts.

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

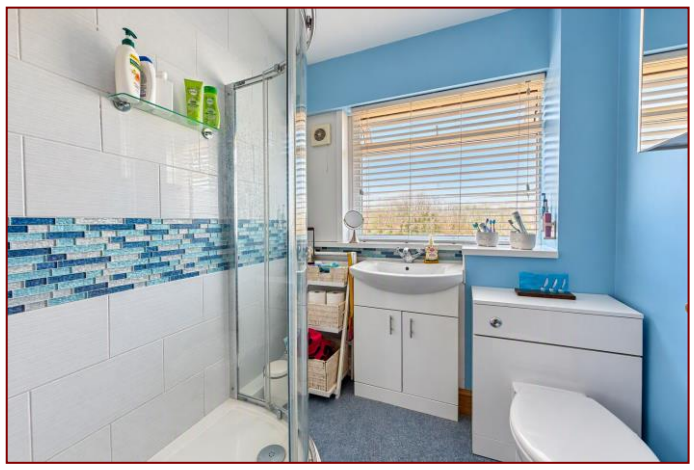






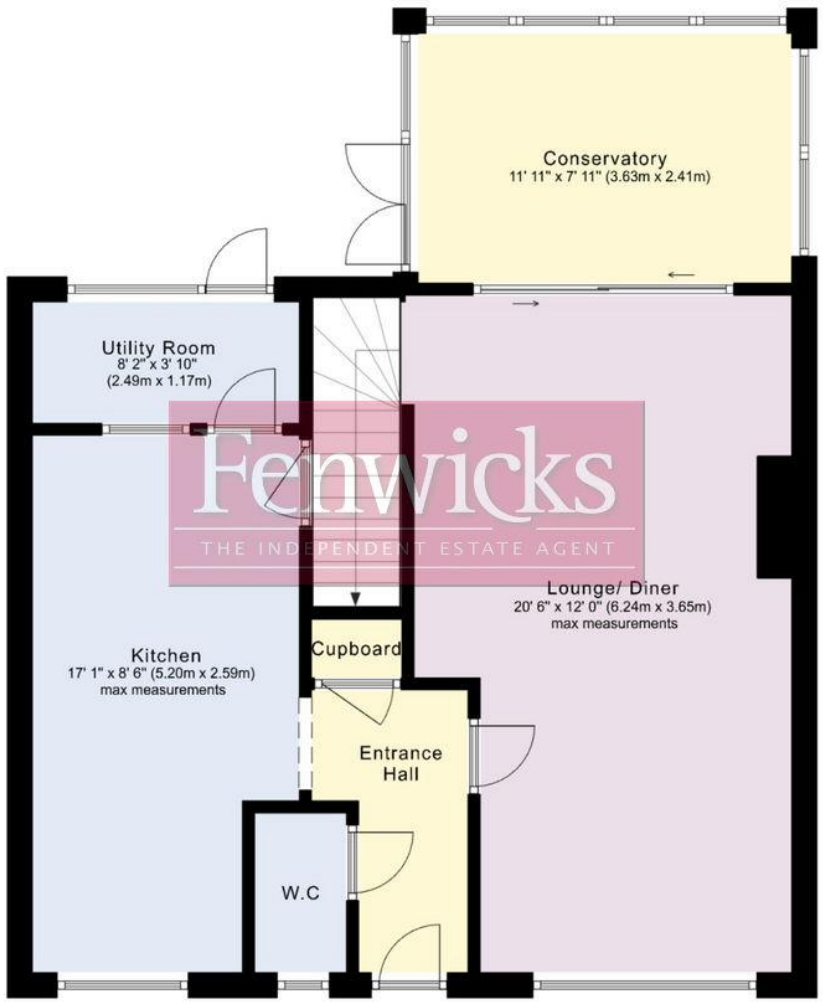


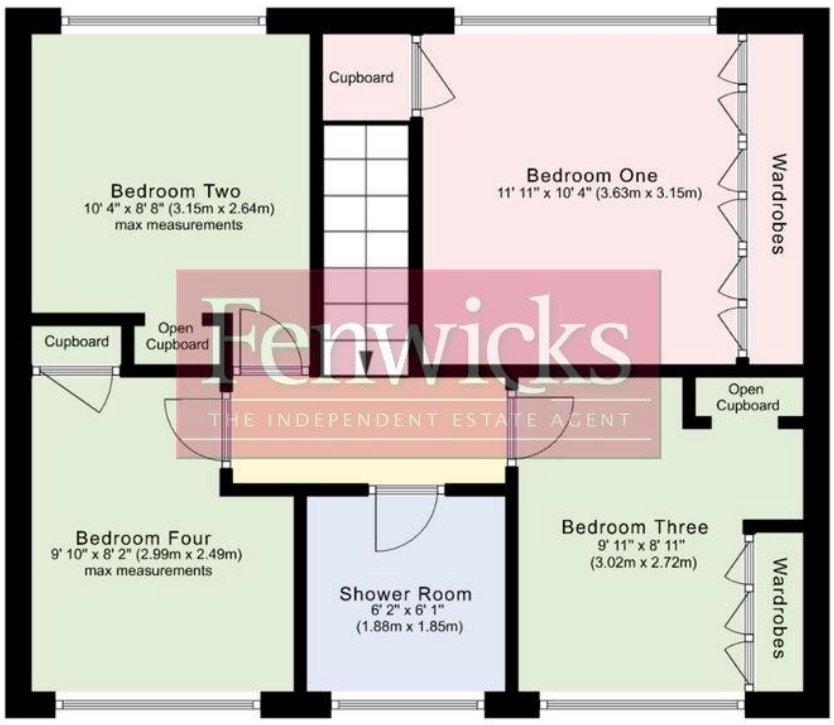




Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Freehold

Council Tax Band: C

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.

The Property Ombudsman



DRAFT DETAILS

£320,000

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