

**\* A very well-presented and much-improved family home benefitting from a lovely open plan kitchen/diner, separate lounge, downstairs WC/utility room, three well-proportioned bedrooms, good size garden with garden room & driveway proving off-road parking. \***

**The Accommodation Comprises:**

**Entrance Hall**  
Stairs to First Floor, radiator, door to:

**WC/Utility Room**  
Low level WC, wash hand basin, space and plumbing for washing machine and tumble dryer.

**Lounge 12' 11" x 12' 6" (3.93m x 3.81m)**  
UPVC double glazed window to front elevation, log burner (installed in 2025).

**Kitchen/Diner 11' 1" x 18' 11" (3.38m x 5.76m)**  
UPVC double glazed windows to rear elevation, door to side elevation, fitted with a range of modern base cupboards and matching eye level units, sink with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated oven and grill with extractor hood over, space for table and chairs, storage unit to wall.

**First Floor Landing**  
Access to loft via hatch, doors to:

**Bedroom One 12' 11" x 10' 11" (3.93m x 3.32m) to wardrobes**  
Two UPVC double glazed windows to front elevation, newly fitted wardrobes, radiator.

**Bedroom Two 11' 1" x 10' 11" (3.38m x 3.32m)**  
UPVC double glazed window to rear elevation, wardrobe which also houses boiler, radiator.

**Bedroom Three 9' 6" x 7' 8" (2.89m x 2.34m)**  
UPVC double glazed window to front elevation, cupboard, radiator.

**Bathroom**  
Obscured UPVC double glazed window to side elevation, low level WC, bath with shower above, wash hand basin with mixer tap set in vanity unit, tiled flooring, cupboard housing water tank, radiator.

**Outside**  
To the front of the property is an electric car charger, and driveway providing off-road parking. The rear garden is a good size enclosed by panel fencing, mainly laid to lawn with patio and path, seating area, outside WC, side pedestrian gate, hot tub (to remain).

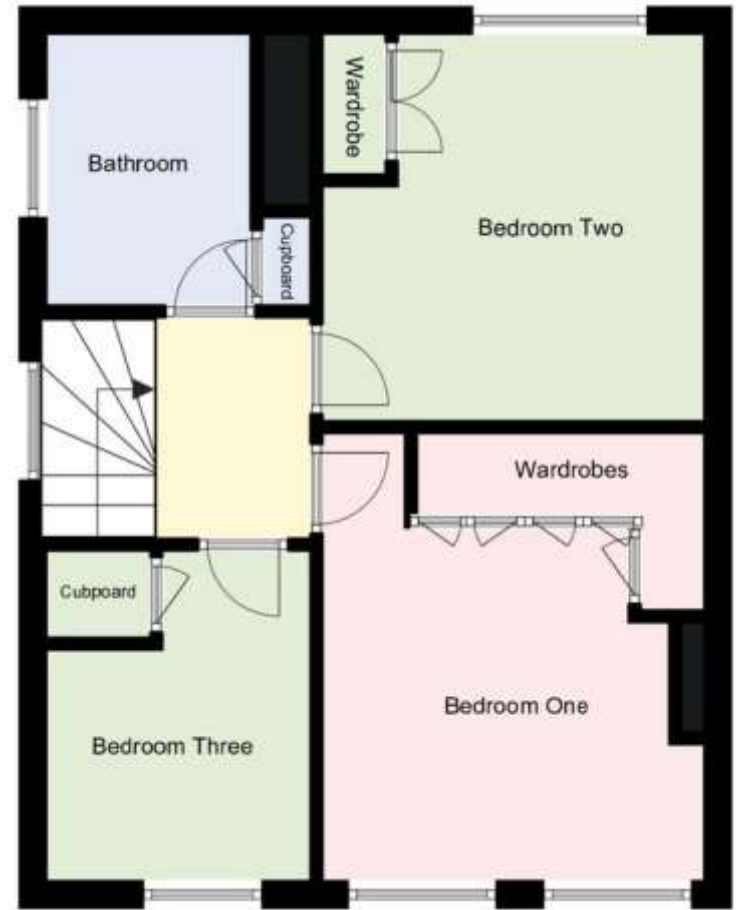
**Garden Room**  
Double glazed door, insulated and plastered with flooring, light and power, wifi connections.

**Agents Note**  
The Vendors advised that the property was rewired in 2023, and that the front windows are being replaced in May 2026.

**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](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: B

Awaiting EPC





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\*DRAFT DETAILS\*

£310,000  
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