

Fenwicks are pleased to offer for sale this deceptively spacious and superbly appointed two bedroom semi detached family home, situated on a generous corner plot with garage and driveway to the side.

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

Entrance Hall:-
UPVC double glazed window to side elevation, stairs to first floor, under-stairs storage cupboard, door to lounge, door to:

Cloakroom:-
Low level close coupled WC.

Lounge:- 11' 8" x 10' 3" (3.55m x 3.12m)
UPVC double glazed window to front elevation, radiator, panelled wall, opening to:

Kitchen:- 15' 11" x 8' 2" (4.85m x 2.49m)
Two UPVC double glazed windows to side elevation, beautifully refitted with a modern range of base cupboards and matching eye level units, worksurface over, stainless steel sink unit with mixer tap, tiled splashbacks, integrated electric oven and gas hob with extractor hood over, integrated dishwasher, space for fridge/ freezer, herringbone LVT flooring, double opening glazed doors to:

Dining Room:- 15' 7" x 10' 0" (4.75m x 3.05m)
Continuation of herringbone LVT flooring, UPVC double glazed windows to side and rear elevation, UPVC double glazed patio doors to rear garden, wall mounted combination boiler, space and plumbing for washing machine, space for table and chairs, radiator.

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

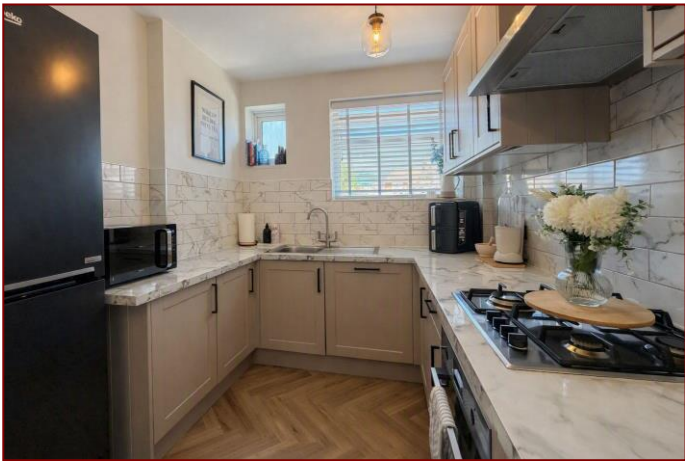
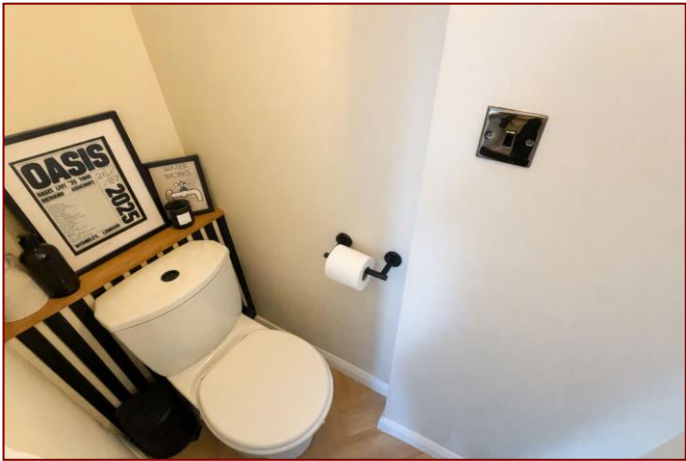
Bedroom One:- 16' 0" x 10' 8" (4.87m x 3.25m) maximum measurements
Two UPVC double glazed windows to front elevation, radiator.

Bedroom Two:- 9' 11" x 9' 2" (3.02m x 2.79m)
UPVC double glazed window to rear elevation, panelling to hall wall, radiator.

Bathroom:- 6' 9" x 6' 5" (2.06m x 1.95m)
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, rainfall shower head with additional hand held shower head, chrome ladder style radiator, tiled flooring.

Outside:-
The rear garden is a delightful feature of the home, enjoying a corner plot, enclosed by wood panelled fencing, mainly laid to lawn with sleeper beds to borders, and patio area, gate providing side pedestrian access.
To the front of the property is an area laid to lawn with low brick wall, pathway leading to driveway providing ample off road parking, with access to garage via up and over door. Window to rear of garage and courtesy door to garden.

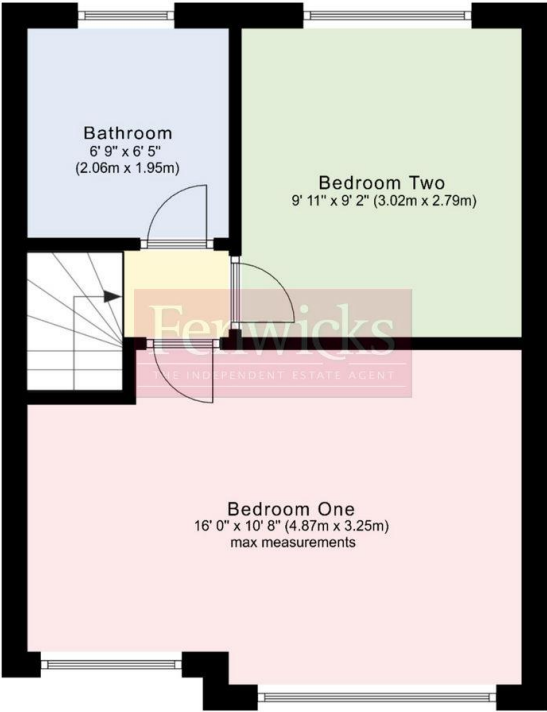
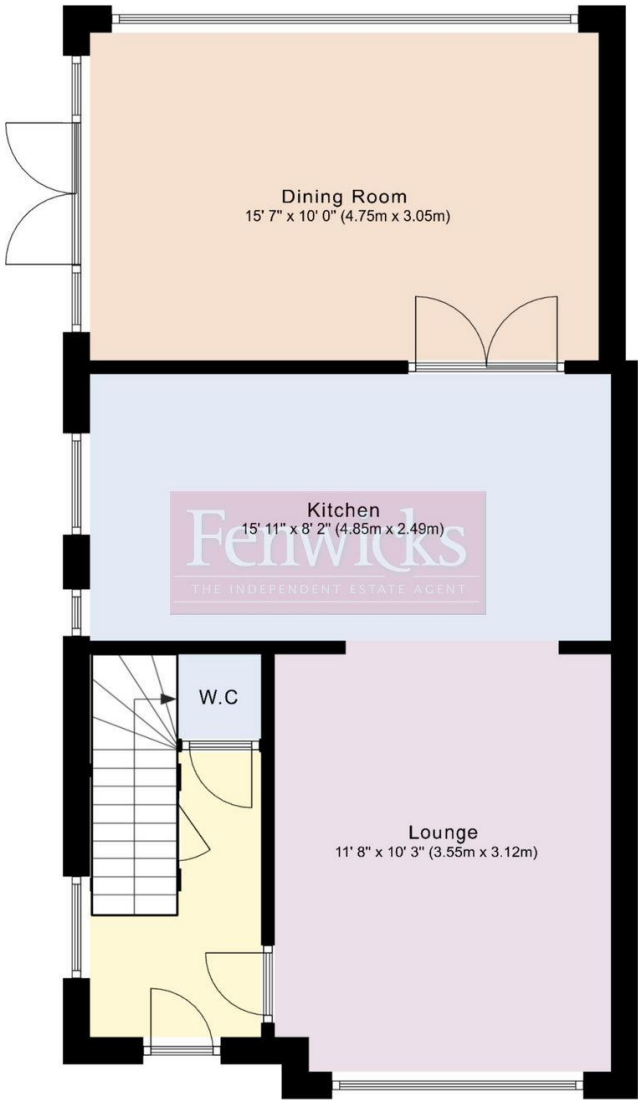
General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk



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

Tenure: Freehold

Council Tax Band: B



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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

£279,000
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