

A three bedroom semi-detached house situated in a cul-de-sac location and offered for sale with no forward chain. The property benefits from an open plan kitchen & living area, off-road parking and enclosed garden.

**The Accommodation Comprises:**

UPVC double glazed window and front door to:

**Entrance Hall**

Stairs to first floor, laminate flooring, radiator, under stairs storage cupboard housing gas and electric meter.

**Lounge/Dining Room**

23' 7" x 12' 7" (7.18m x 3.83m) maximum measurements, plus bay UPVC double glazed deep bay window to front elevation, laminate flooring, open fireplace with brick surround and hearth, radiator, dining area with UPVC double glazed window and sliding door to rear garden, further radiator and continuation of laminate flooring.

**Kitchen**

10' 1" x 9' 6" (3.07m x 2.89m)

UPVC double glazed window to rear elevation and door to the side of the property, fitted with a range of base cupboards and matching eye level units, solid wood work surface, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher and washing machine, double electric oven, gas hob, integrated larder fridge, tiled flooring.

**First Floor Landing**

UPVC double glazed window to side elevation, access to loft space, radiator.

**Bedroom One**

13' 2" x 10' 3" (4.01m x 3.12m) plus door recess

UPVC double glazed window to front elevation, fitted wardrobe, radiator.

**Bedroom Two**

11' 2" x 10' 2" (3.40m x 3.10m)

UPVC double glazed window to rear elevation, radiator.

**Bedroom Three**

8' 4" x 8' 3" (2.54m x 2.51m)

UPVC double glazed window to front elevation, radiator, fitted wardrobe with hanging rail and shelving.

**Bathroom**

7' 11" x 7' 4" (2.41m x 2.23m)

Close coupled WC, pedestal wash hand basin, bath with mains shower over and mixer tap, two UPVC double glazed obscured windows to side elevation, ladder-style radiator, cupboard housing boiler, tiled flooring.

**Outside**

The rear garden is enclosed by wooden panelled fencing and primarily laid to lawn with patio area, timber shed and further additional shed with front and rear access, side pedestrian access. To the front of the property there is off road parking, outside light.

**General Information**

Construction: Non-Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: N/A

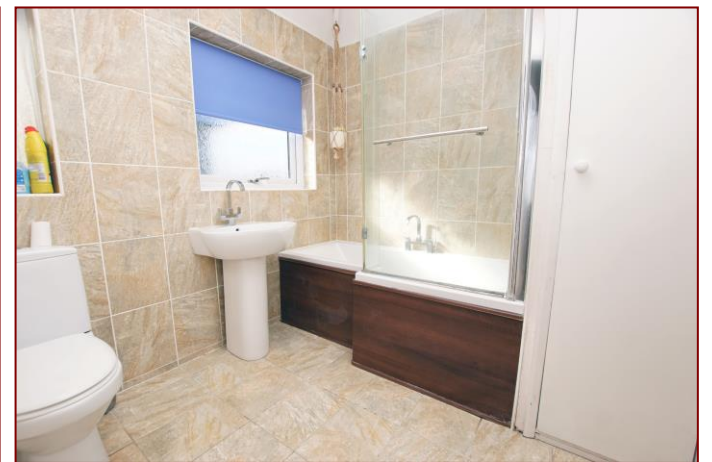
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: <https://www.gov.uk/check-long-term-flood-risk>

Tenure: Freehold

Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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\*DRAFT DETAILS\*

£274,000  
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