

Fenwicks are pleased to offer for sale a deceptively spacious four bedroom semi detached house enjoying a cul de sac location. The property has been improved and benefits from a L-Shape kitchen extension to the rear, utility room/cloakroom and generous size lounge.

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

**Entrance Hall:-**  
Coved ceiling, door to:

**Utility Room/ WC:-** 10' 8" x 6' 8" (3.25m x 2.03m) maximum measurements

UPVC double glazed window to front elevation with fitted blinds, fitted with a modern range of base cupboards and drawer units, eye level cupboard housing boiler, cupboard housing metres, recess and plumbing for washing machine, close coupled WC, stainless steel sink unit with mixer tap, radiator.

**Lounge/Dining Room:-** 20' 3" x 14' 10" (6.17m x 4.52m)

A spacious room, coved ceiling, radiator, stairs to first floor, UPVC double glazed windows and sliding doors to:

**Conservatory:-** 11' 3" x 7' 8" (3.43m x 2.34m)

Polycarbonate roof, UPVC double glazed window and sliding door to rear garden.

**Kitchen/Breakfast Room:-** 16' 5" x 11' 11" (5.00m x 3.63m) L-Shape, maximum measurements

Coved ceiling, UPVC double glazed windows to side and rear elevations, UPVC double glazed door to rear garden, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, single drainer stainless steel sink unit with mixer tap, recess for fridge and freezer, built in gas hob and electric oven, plumbing for dishwasher, radiator.

**First Floor Landing:-**

Radiator, door to store cupboard with access to loft space - loft has two skylight windows plus a double glazed window to side and provides potential to create additional useable space or a conversion.

**Bedroom One:-** 14' 9" x 13' 7" (4.49m x 4.14m) maximum measurements

Coved ceiling, UPVC double glazed windows to rear elevation with fitted blinds, radiator.

**Bedroom Two:-** 13' 5" x 8' 5" (4.09m x 2.56m)

UPVC double glazed window to front elevation with fitted blinds, radiator, airing cupboard.

**Bedroom Three:-** 13' 9" x 7' 11" (4.19m x 2.41m) maximum measurements

UPVC double glazed window to rear elevation with fitted blinds, radiator.

**Bedroom Four:-** 9' 1" x 7' 11" (2.77m x 2.41m)

UPVC double glazed window to front elevation with fitted blinds, radiator.

**Shower Room:-** 7' 0" x 6' 3" (2.13m x 1.90m) plus door recess

UPVC double glazed window to front elevation. Re-fitted with a close coupled WC, wash hand basin set in vanity unit, double shower cubicle with electric shower, heated towel rail.

**Outside:-**

The rear garden is enclosed and mainly paved for ease of maintenance with side access.

**Garage / Store:**

Integral to the house and with light and power, with single UPVC door to driveway - potential to convert to additional living space subject to building regulation approval.

**General Information:-**

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

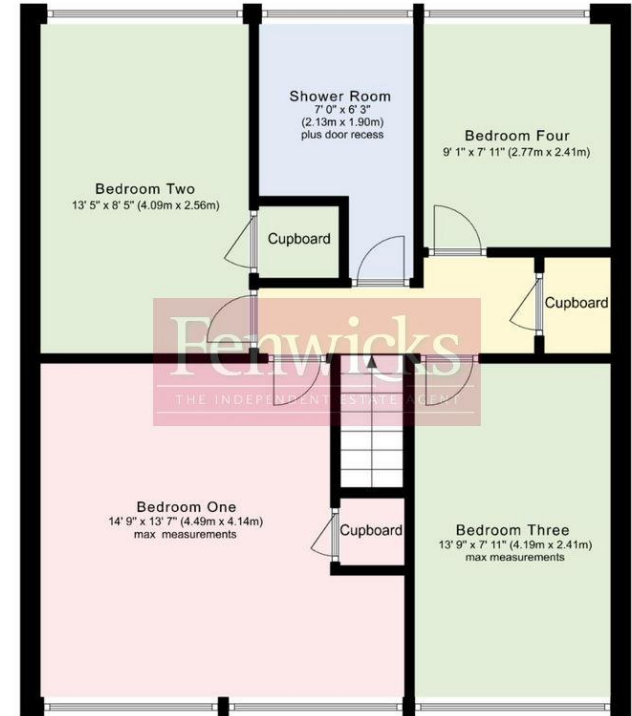
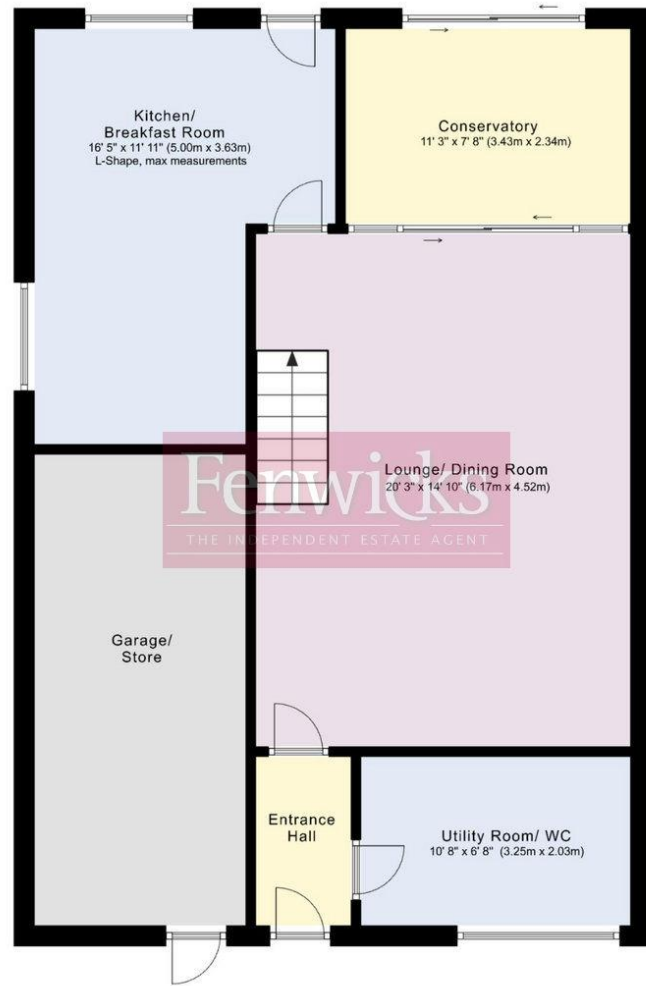
Gas Supply: Mains

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

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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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\*

£369,995  
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**Fenwicks**  
THE INDEPENDENT ESTATE AGENT

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