

Situated in a sought after location within popular school catchment and close to the seafront is this well presented family home. Benefitting from three bedrooms, first floor bathroom and enclosed rear garden.

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

Entrance Hall:-
Space and plumbing for washing machine, storage cupboard, obscured glazed door to:

Lounge/ Dining Room:- 19' 3" x 15' 3" (5.86m x 4.64m)
Flat and coved ceiling with inset spotlighting, UPVC double glazed window to rear elevation, radiator, space for table and chairs, stairs to first floor, opening to:

Kitchen:- 12' 2" x 6' 10" (3.71m x 2.08m)
Flat and coved ceiling with inset spotlighting, UPVC double glazed window to front elevation, fitted with a modern range of base cupboards and matching eye level units, worksurface over, stainless steel sink unit with mixer tap, space for range style oven with extractor hood over, integrated dishwasher, fridge and freezer.

Cloakroom:- 7' 5" x 2' 8" (2.26m x 0.81m)
Window into hall, low level close coupled WC, wash hand basin.

Inner Hall:-
UPVC double glazed sliding door into rear garden, door to:

Store:- 7' 1" x 4' 0" (2.16m x 1.22m)
Window to side elevation.

First Floor Landing:-
Coved ceiling, access to loft space, door to:

Bedroom One:- 13' 4" x 9' 9" (4.06m x 2.97m)
Flat and coved ceiling, UPVC double glazed window to front elevation, radiator, storage cupboard, wall mounted boiler.

Bedroom Two:- 13' 0" x 9' 9" (3.96m x 2.97m)
Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, built-in wardrobe.

Bedroom Three:- 9' 11" x 6' 11" (3.02m x 2.11m)
Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator.

Bathroom:- 8' 4" x 5' 11" (2.54m x 1.80m)
Flat and coved ceiling with inset spotlighting, obscured UPVC double glazed window to front elevation, low level WC, wall hung wash hand basin, panelled bath with mixer tap, rainfall shower head.

Outside:-
The rear garden is enclosed by panelled fencing, mainly laid to lawn with patio area, gate providing rear pedestrian access, shrubs to borders. To the front of the property is a garden laid to lawn with pathway to front door.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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DRAFT DETAILS

£260,000
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