Deceptively spacious end of terrace home offering three well proportioned bedrooms, a generous kitchen/dining and first-floor bathroom. The property benefits from an enclosed garden and is offered vacant with no forward chain.

Entrance Hall:
Stairs to first floor, radiator, cupboard housing boiler, metres to wall, under stairs storage cupboard, thermostat control to wall,

Lounge: 15' 11'' x 12' 5'' (4.85m x 3.78m)
UPVC double glazed bay window to front elevation, modern inset electric fireplace, radiator.

Kitchen/Dining Room: 15' 1'' x 12' 8'' (4.59m x 3.86m)
Fitted with a range of base and eye level units, roll top work surface, one and a half bowl sink and drainer with mixer tap, space for appliances, space for a Range style oven, space for table and chairs, radiator, sliding door and window to:-

Conservatory: 11' 7'' x 8' 3'' (3.53m x 2.51m)
UPVC double glazed windows and sliding door to rear garden, polycarbonate roof, wall mounted heater.

First Floor Landing:
Access to loft space, cupboard housing hot water tank, slatted shelving, UPVC double glazed window to side elevation.

Bedroom One: 12' 6'' x 11' 0'' (3.81m x 3.35m) maximum measurements
UPVC double glazed window to front elevation, built-in wardrobes and shelving unit with sliding doors, radiator.

Bedroom Two: 12' 7'' x 7' 11'' (3.83m x 2.41m) maximum measurements
UPVC double glazed window to rear elevation, radiator.

Bedroom Three: 9' 4'' x 6' 9'' (2.84m x 2.06m)
UPVC double glazed window to rear elevation, radiator.

Bath/Shower Room: 7' 10'' x 6' 0'' (2.39m x 1.83m) plus shower
UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin panel, bath with mixer tap, shower cubicle with electric shower.

Outside:
Enclosed by panel fencing, laid to lawn with flower beds, decking area, side pedestrian access. To the front of the property is forecourt garden, pathway to front door and access along the side of the house to the rear garden.

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

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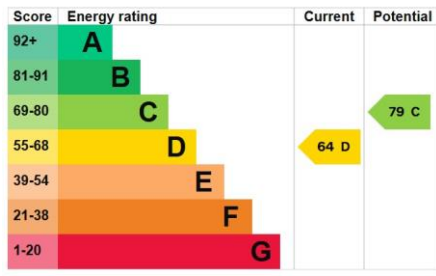
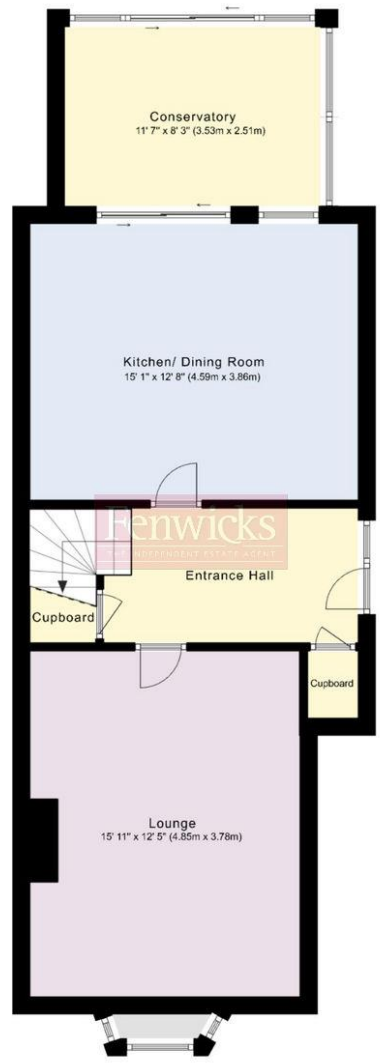
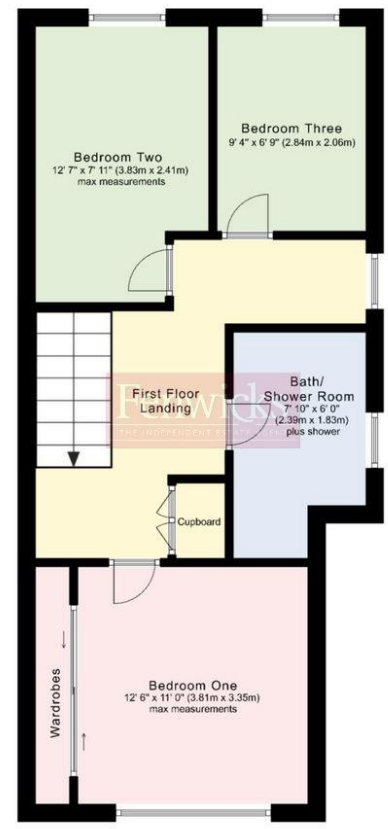


Tenure: Freehold

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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The Property Ombudsman

DRAFT DETAILS

£244,995

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