

A beautifully presented Edwardian DETACHED and extended family home, which has been modernised throughout by the current owners and features a lovely open plan lounge/dining room/kitchen space and further family room overlooking a good size rear garden also benefitting from a newly fitted shower room * Viewing is highly recommended.

The Accommodation Comprises

Wooden front door with stained glass panels to:

Entrance Hall

Cupboard housing alarm and meters, flat ceiling with ornate coving, obscured window to side elevation, radiator, wood effect flooring, door under stairs to:

Cloakroom/Utility Room

Obscured window to front elevation, space and plumbing for washing machine and further appliance, work surface over, ladder style radiator, obscured internal window to family room, Saniflo WC with concealed cistern, wash hand basin set in vanity unit, continuation of wood effect flooring.

Lounge

Flat and coved ceiling, central ceiling rose, UPVC double glazed square bay window to front elevation, attractive fireplace with decorative wood burner (not mains connected, feature only), fitted dressers units to alcoves providing storage and shelving, continuation of wood effect flooring, radiator, opening to:

Dining Area

Flat ceiling, central ceiling rose, radiator with cover, continuation of wood effect flooring, double opening doors to family room, archway to:

Kitchen

Flat ceiling with inset spotlighting, fitted with a modern range of base cupboards and matching eye level units, wooden work surfaces, space for fridge freezer, space for range style oven, extractor hood over, one and a half bowl stainless steel sink with mixer tap, continuation of wood effect flooring, opening through to:

Family Room

Flat ceiling with inset spotlighting, UPVC double glazed windows and double opening doors to rear garden, continuation of wood effect flooring, radiator, electric log burner (can remain but negotiable).

First Floor Landing

Obscured UPVC double glazed window to side elevation, access to loft space with fold down ladder, where combination boiler is located.

Bedroom One

Flat ceiling with ornate coving, UPVC double glazed square bay window to front elevation, Victorian style radiator, fitted wardrobes.

Bedroom Two

Flat ceiling with ornate coving, UPVC double glazed window to rear elevation, Victorian style radiator.

Bedroom Three

Flat ceiling, UPVC double glazed window to rear elevation, Victorian style radiator.

Shower Room

Newly re-fitted, benefitting from flat ceiling with inset spotlighting, obscured UPVC double glazed window to front elevation, walk in shower, wall mounted wash hand basin, close coupled WC, fully tiled walls, chrome style heated towel rail.

Outside

The garden is enclosed with panelled fencing, laid predominantly to lawn with patio area, shrubs to borders, raised area of garden with artificial turf at far end. To the front of the property, the garden is enclosed by brick wall and part panelled fencing, shingled for low maintenance, wood storage, block paved pathway leading to front door and side pedestrian access.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

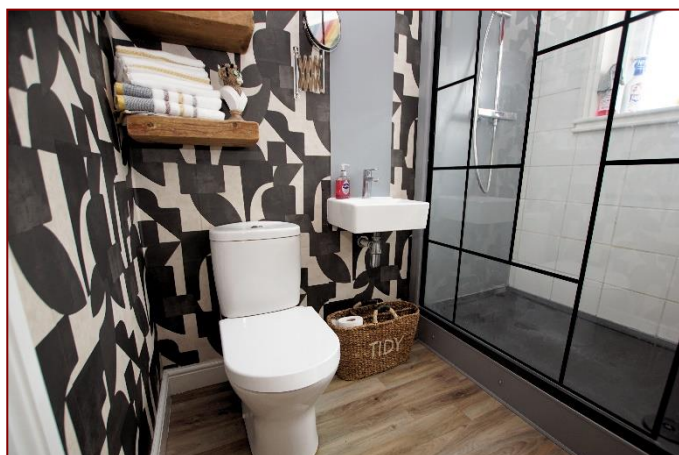
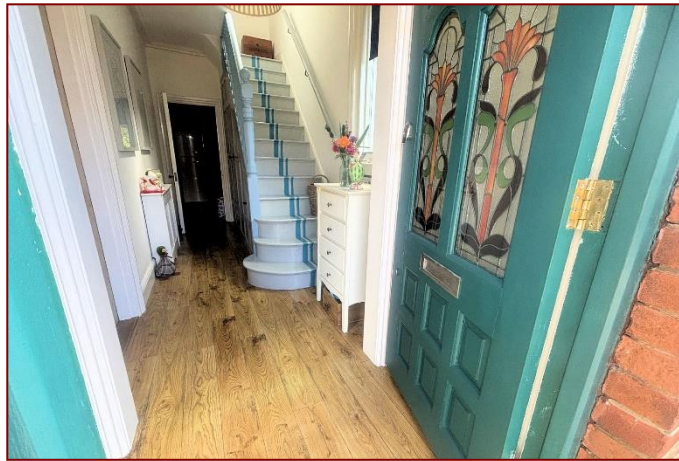
Electric Supply – Mains

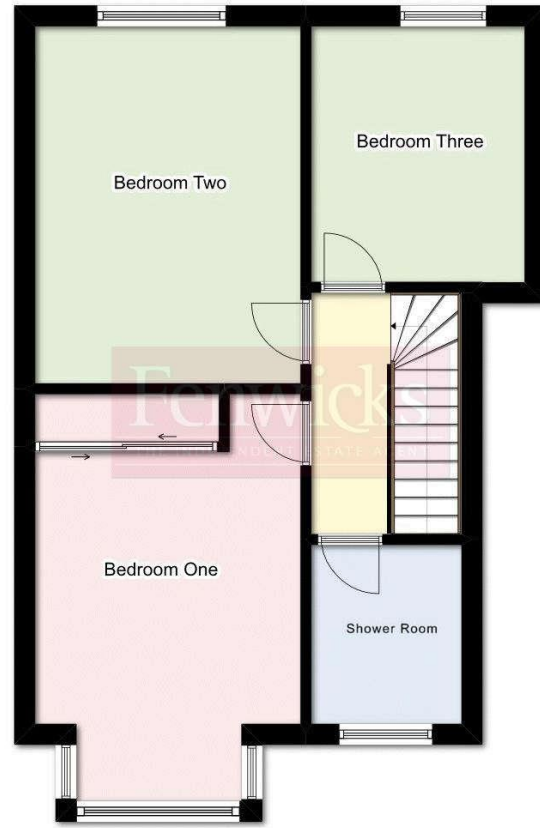
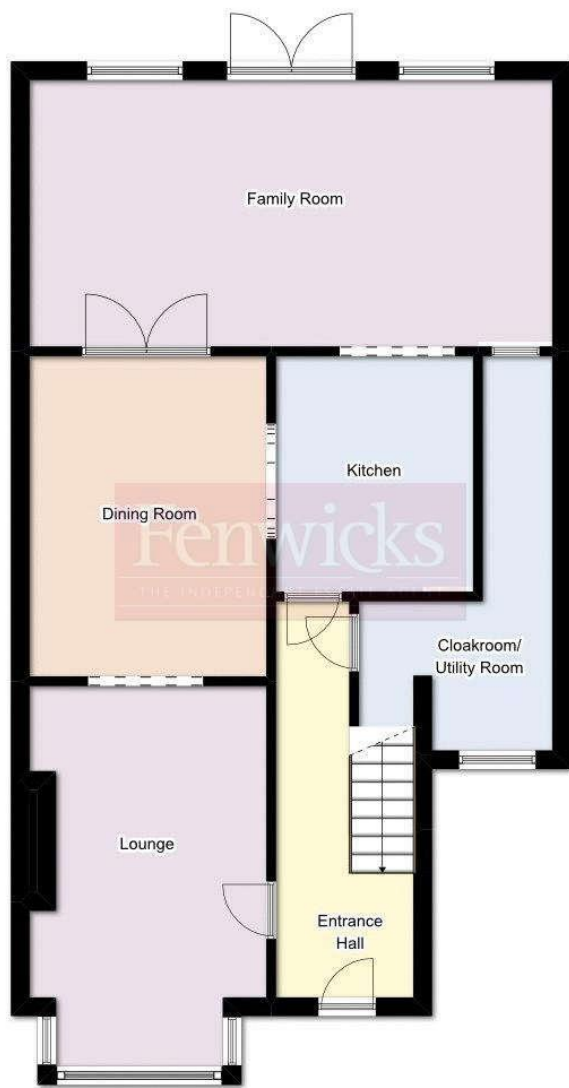
Gas Supply - Mains

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
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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£359,995

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DRAFT DETAILS

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