Fenwicks are pleased to offer for sale a two bedroom terrace house presented in excellent decorative order. The property is conveniently located close to Stoke Road with local shops and amenities. The property has a modern first floor bathroom as well as two bedrooms, Lounge/ Dining Room and a modern fitted kitchen.

The Accommodation Comprises:-
UPVC double glazed window and front door.

Lounge/ Dining Room:- 22' 3'' x 10' 6'' (6.78m x 3.20m)
UPVC double glazed door leading to rear court yard, vinyl flooring, stairs to first floor, radiator.

Kitchen:- 9' 11'' x 5' 4'' (3.02m x 1.62m)
Double glazed window to rear elevation, fitted with a range of wall and base units with worktop surfaces, composite sink unit, built in oven, four ring electric hob with extractor hood over, recess for fridge/ freezer, integrated washing machine, wall mounted gas boiler, vinyl flooring.

First Floor Landing:-
Access to loft space.

Bedroom One:- 14' 0'' x 10' 6'' (4.26m x 3.20m) maximum measurements (Irregular shape)
UPVC double glazed window to front elevation, radiator.

Bedroom Two:- 9' 11'' x 5' 4'' (3.02m x 1.62m)
UPVC double glazed window to rear elevation, radiator.

Bathroom:- 7' 10'' x 7' 6'' (2.39m x 2.28m) maximum measurements
UPVC double glazed window to rear elevation, white suite,W.C, wash hand basin set in vanity unit, panelled bath with mixer taps and shower head over, heated towel rail, tiled floor.

Outside:-
Rear court yard, majority laid to shingle, enclosed by white rendered wall and panel fencing.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: Mains
Gas Supply: Mains
Sewerage: Mains
For mobile & broadband coverage check:
https://checker.ofcom.org.uk
For flood risk check: www.gov.uk/check-long-term-flood-risk















Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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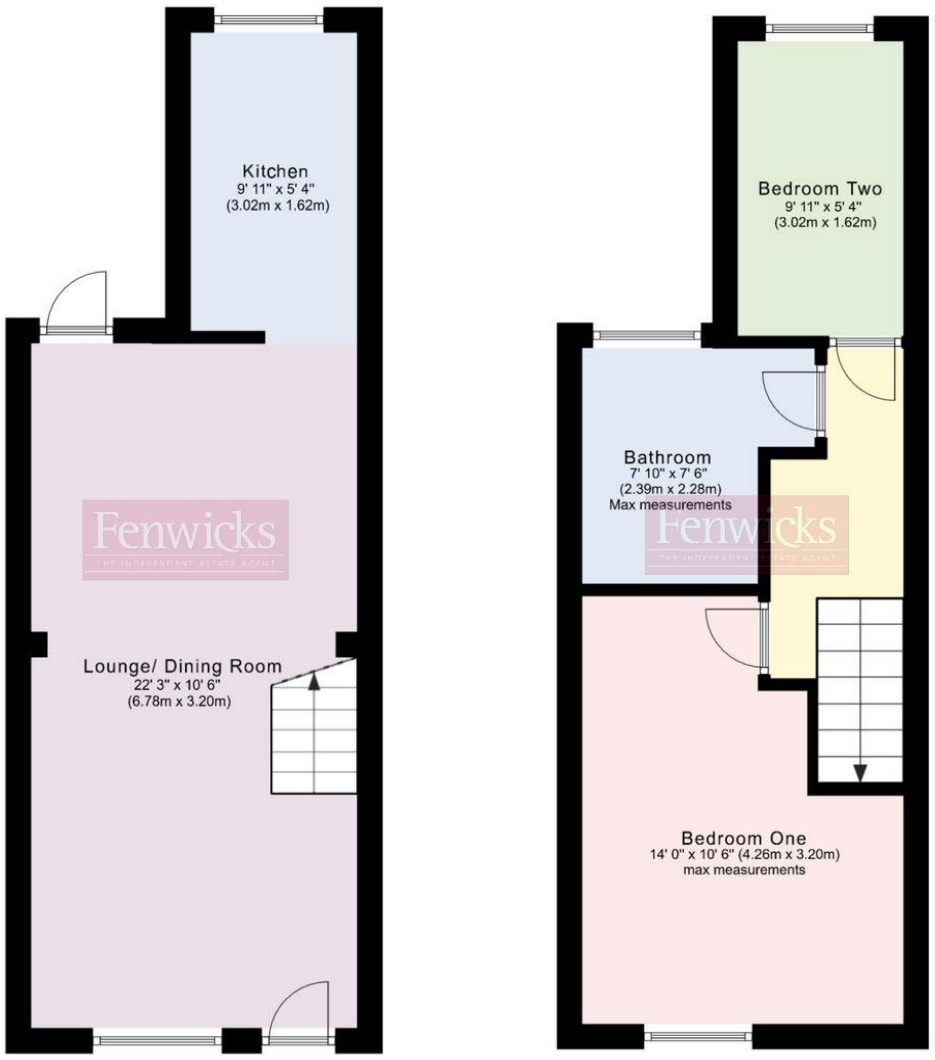

Tenure: Freehold

Council Tax Band:

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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

£190,000

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