

Offered for sale with no forward chain is this well presented three bedroom chalet style bungalow situated close to local amenities, benefitting from lounge/ diner, kitchen, modern fitted bathroom & low maintenance enclosed rear garden.

The Accommodation Comprises:-
UPVC double glazed door into;

Entrance Hall:-
Cupboard housing meters, laminate flooring, door into;

Bathroom:- 5' 7" x 5' 5" (1.70m x 1.65m)
Obscured window to side elevation, newly fitted suite briefly comprising, low level WC, ladder style radiator to wall, bath with shower and attachment above, tiled flooring, ladder style radiator to wall, inset spotlights.

Bedroom Two:- 9' 10" x 11' 7" (2.99m x 3.53m)
Window to front elevation, radiator.

Bedroom Three:- 7' 0" x 10' 0" (2.13m x 3.05m)
Window to front elevation, radiator.

Lounge/ Diner:- 14' 0" x 16' 2" (4.26m x 4.92m)
Double glazed French doors to rear elevation, inset spotlights, media wall set in stone surround, two windows to side elevation, door to;

Kitchen:- 9' 1" x 9' 0" (2.77m x 2.74m)
Door and window to rear elevation, with a range of base cupboards and matching eye level units, integrated oven with extractor hood over, space and plumbing for, fridge, washing machine, lino flooring, sink with mixer tap.

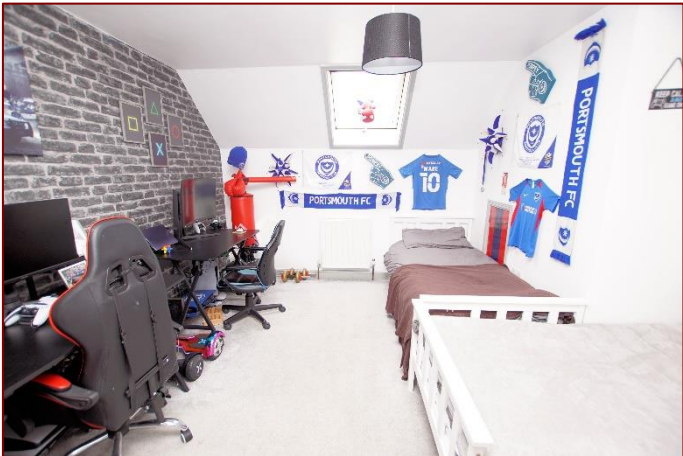
Stairs to first floor landing:-
Door into;

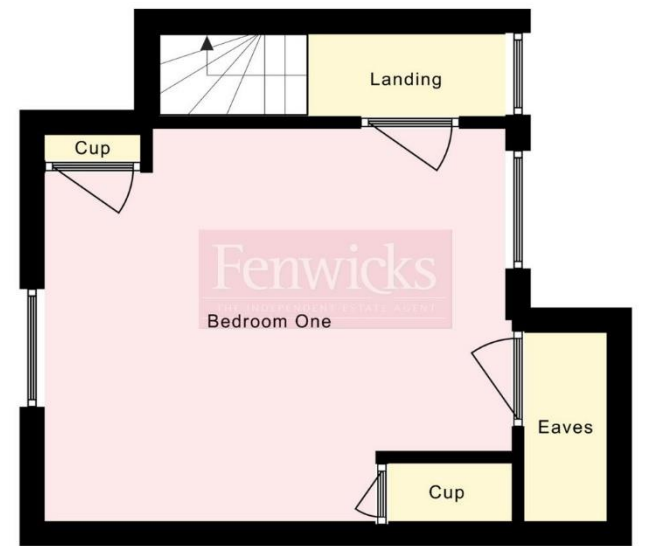
Bedroom One:- 12' 11" x 15' 2" (3.93m x 4.62m) plus eaves space
Three eaves storage cupboards, Velux window to front elevation, window to rear elevation, radiator.

Outside:-
To the front of the property there is a low maintenance garden laid mainly to patio with gate, side gate proving access to rear garden. The rear garden is a delightful feature of the property, mainly laid to artificial lawn, patio area, garden shed, enclosed by panelled fences.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Tenure: Freehold

Council Tax Band: C

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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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£235,000
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