

**\*A truly stunning and extended 1930s family home, filled with character and charm having been much improved by the current owners, briefly comprising spacious kitchen/dining room, downstairs shower room, three bedrooms, first floor bathroom, enclosed rear garden, situated in a popular location close to transport links & amenities \* a must view to truly appreciate \***

**The Accommodation Comprises**

Composite front door into:

**Entrance Hall**

Stairs to first floor landing, tiled flooring, vertical radiator, under stairs recess with hanging hooks and cupboard. Arch leading to:

**Shower Room**

UPVC double glazed window to side elevation, double shower cubicle with shower above, recess inbuilt, wash hand basin set in vanity unit, low level WC, half tiling to walls, tiled floor, chrome ladder style radiator.

**Lounge 13' 10" into bay x 12' 1" (4.21m x 3.68m)**

UPVC double glazed bay window to front elevation with fitted shutters, electric feature fireplace, vertical radiator, double doors leading to:

**Open Plan Kitchen/Dining Room**

**Dining Area 11' 8" x 10' 3" (3.55m x 3.12m)**

Vertical radiator to wall, space for table and chairs, feature panelling to wall with lighting behind, opening to:

**Kitchen/Breakfast Room 17' 3" x 9' 10" (5.25m x 2.99m)**

UPVC double glazed windows and double doors to rear elevation, modern fitted kitchen briefly comprising of a range of base cupboards and matching eye level units, sink with mixer tap, integrated oven and grill, extractor hood over, microwave, wine cooler, space for dishwasher, fridge/ freezer, breakfast bar with stools beneath, vertical radiator, utility cupboard housing washing machine and sorting shelf.

**First Floor Landing**

Access to loft via hatch, door into:

**Bedroom One 14' 5" into bay x 10' 0" max (4.39m x 3.05m)**

UPVC double glazed bay window to front elevation fitted with shutters, radiator, two built in wardrobes.

**Bedroom Two 12' 0" x 11' 8" (3.65m x 3.55m)**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Three 7' 8" x 6' 7" (2.34m x 2.01m)**

UPVC double glazed window to front elevation, radiator.

**Bathroom 6' 3" x 5' 10" (1.90m x 1.78m)**

Obscured UPVC double glazed windows to rear window elevation, a modern fitted suite comprising of, bath with shower attachment, mixer taps, low level WC, wash hand basin with mixer taps, tiling to walls and floor, chrome style ladder radiator to wall, metro half tiling to walls, tiled flooring.

**Outside**

To the front of the property the garden is enclosed by low brick wall and pedestrian gate.

The rear garden is low maintenance mainly laid to lawn patio and path with raised seating area, garden shed, enclosed by panelled fences and side pedestrian gate.

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

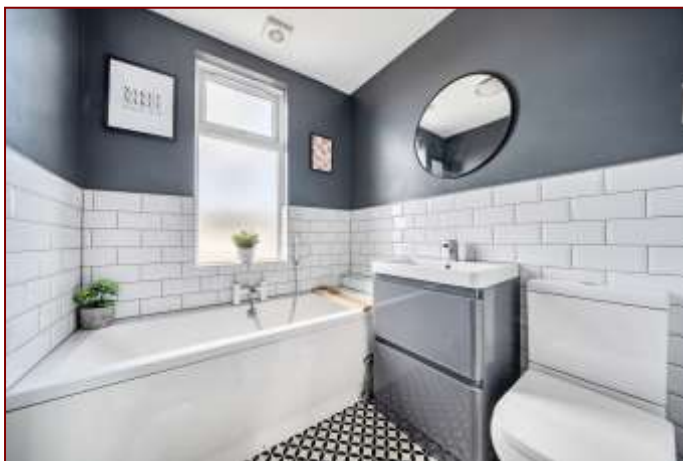
Gas Supply: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

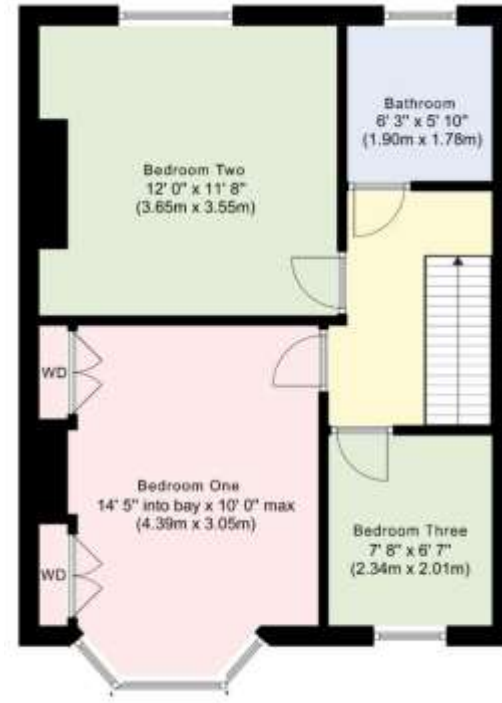
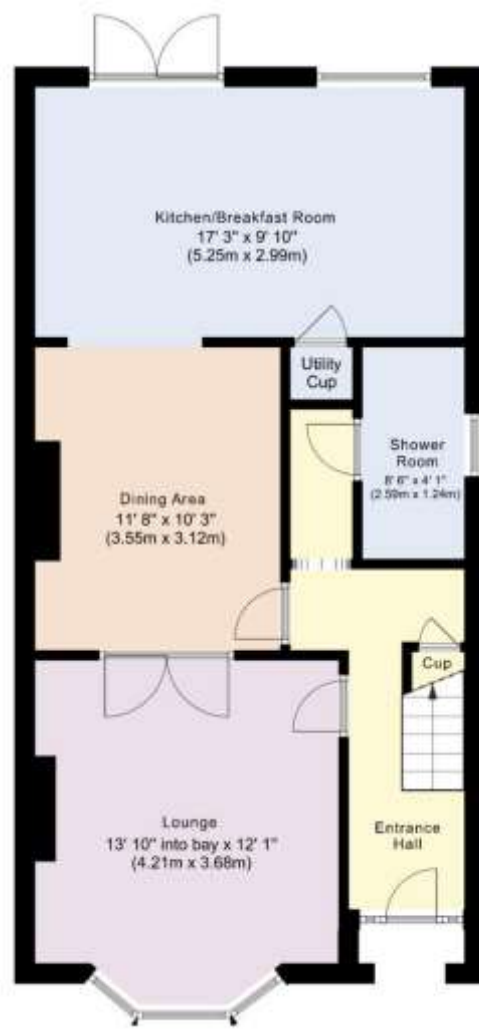
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Freehold

Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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\*DRAFT DETAILS\*

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