

Fenwicks are pleased to offer for sale this 1930s three bedroom semi-detached house, presented in good decorative order and well situated close to Stoke Road and within walking distance of the ferry to Portsmouth.

The Accommodation Comprises:-
Composite front door, two double glazed side windows to:

Entrance Hall:-
Understairs storage cupboard and cupboard housing gas-fired combination boiler, radiator.

Lounge:- 12' 11" x 12' 10" (3.93m x 3.91m) plus bay
Double glazed bay window to front elevation, living flame gas fire, radiator.

Kitchen:- 13' 5" x 8' 4" (4.09m x 2.54m)
Range of wall and base units with worktop surfaces over and tiled surrounds, two double glazed windows, space for gas cooker, plumbing for washing machine, single drainer stainless steel sink unit, recess for fridge/ freezer, radiator, archway leading to:

Dining Room:- 13' 5" x 11' 0" (4.09m x 3.35m)
Double glazed French doors leading to conservatory, radiator.

Conservatory:- 15' 9" x 13' 3" (4.80m x 4.04m)
Brick base, polycarbonate roof covering, tiled flooring, wall to one side, double glazed French doors leading to garden, double glazed windows, additional double glazed door leading to driveway/ side return.

Ground Floor Cloakroom:
Double glazed window, W.C, wash hand basin.

First Floor Landing:-
Double glazed window, access to loft space.

Bedroom One:- 13' 0" x 12' 10" (3.96m x 3.91m)
Double glazed window, range of built-in wardrobes and drawer unit to one wall, radiator.

Bedroom Two:- 13' 10" x 11' 0" (4.21m x 3.35m)
Double glazed window, range of mirror-fronted wardrobes to one wall, radiator.

Bedroom Three:- 10' 4" x 8' 4" (3.15m x 2.54m)
Double glazed window, radiator.

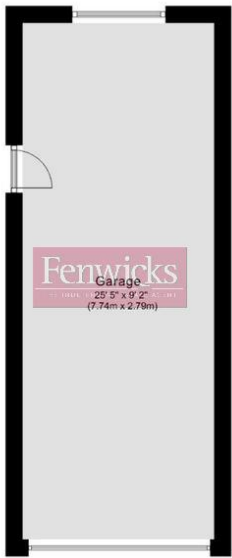
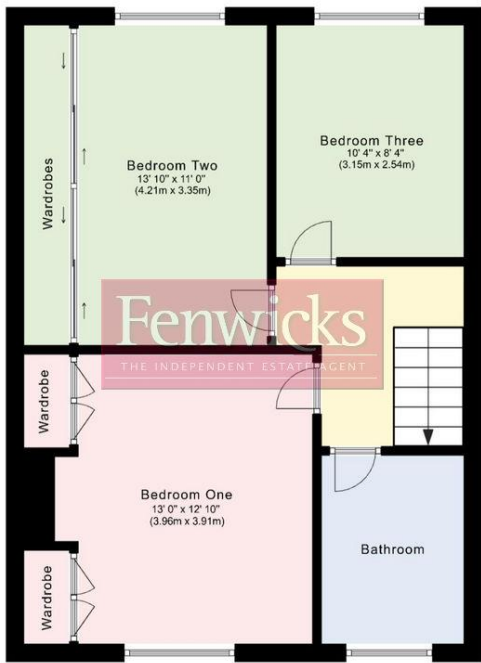
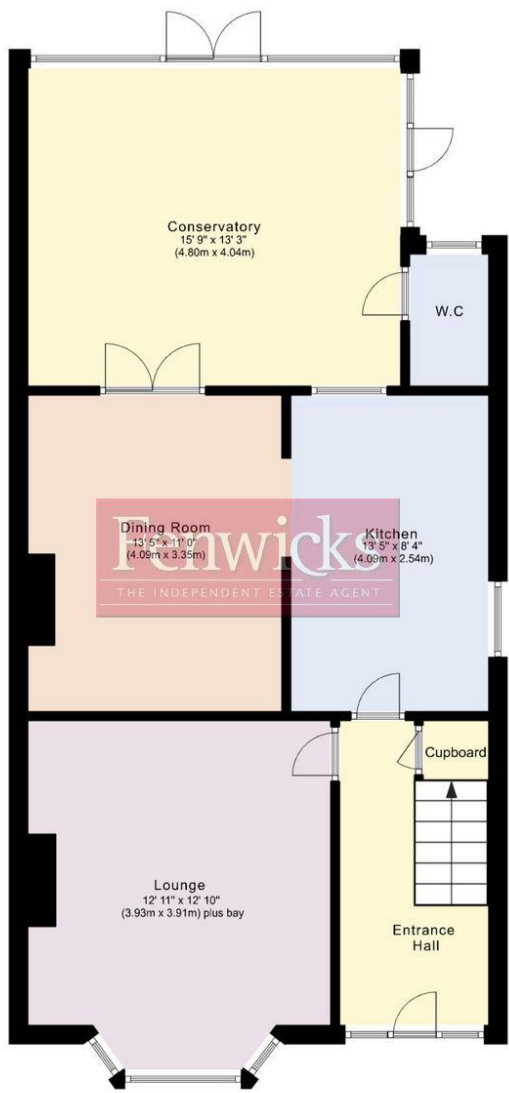
Bathroom:-
Obscured double glazed window, close coupled WC, pedestal wash hand basin, panelled corner bath, tiled walls and flooring, radiator.

Outside:-
Garden: Lawned area, patio and personal door to garage.

Garage:- 25' 5" x 9' 2" (7.74m x 2.79m)
Up-and-over door to front elevation, personal door to garden, double glazed window, light and power.

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





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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