

A spacious semi-detached house set back from the road with the advantage of a conservatory to the rear, three bedrooms, and garage in block.

The Accommodation Comprises:-
Front door to:

Entrance Hall:-
Obscured UPVC double glazed window to front elevation, radiator, stairs to first floor.

Cloakroom:- 6' 9" x 2' 10" (2.06m x 0.86m)
Obscured UPVC double glazed window to front elevation, low-level WC, wash hand basin, tiled flooring.

Kitchen:- 10' 5" x 8' 9" (3.17m x 2.66m) plus bay
UPVC double glazed bow window to front elevation, fitted with a range of base cupboards and matching eye-level units and display units, roll-top work surface, one and a half bowl single drainer sink unit with mixer tap, recess and plumbing for dishwasher and washing machine, space for fridge/freezer, integrated double electric oven, gas hob, extractor hood over, UPVC double glazed door to side of the property, wall-mounted Vaillant boiler.

Lounge/ Diner:- 16' 9" x 14' 6" (5.10m x 4.42m) maximum measurements
Deep under stairs storage cupboard, coved ceiling, gas fireplace with marble surround and hearth, radiator, UPVC double glazed windows and door to:-

Conservatory:- 13' 11" x 9' 1" (4.24m x 2.77m)
Brock base with UPVC double glazed windows and double opening doors to rear garden, UPVC double glazed glass tinted roof (newly replaced) , radiator, laminate flooring.

First Floor Landing:-
Access to loft space with pull down ladder, airing cupboard.

Bedroom One:- 10' 8" x 9' 11" (3.25m x 3.02m)
UPVC double glazed window to front elevation, radiator, built-in wardrobes with mirror-fronted sliding doors.

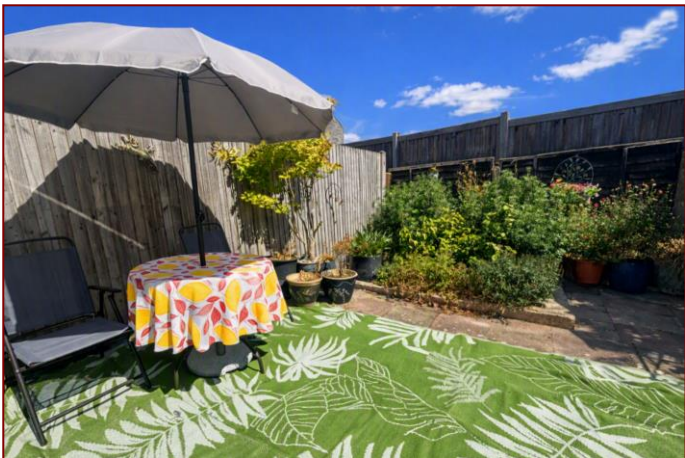
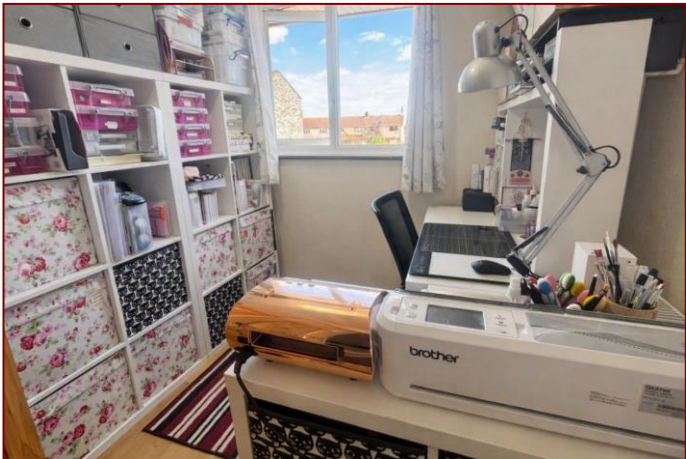
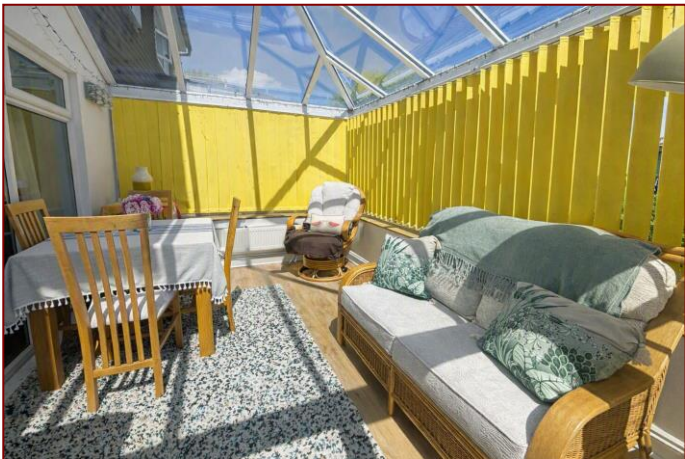
Bedroom Two:- 10' 11" x 9' 5" (3.32m x 2.87m) maximum measurements
UPVC double glazed window to rear elevation, radiator, laminate flooring.

Bedroom Three:- 7' 7" x 6' 11" (2.31m x 2.11m)
UPVC double glazed window to rear elevation, radiator, laminate flooring.

Shower Room:- 6' 4" x 5' 5" (1.93m x 1.65m)
Obscured uPVC double glazed window to front elevation, low-level WC, shower cubicle with electric shower, pedestal wash hand basin, tiled walls and floor, radiator.

Outside:-
Rear garden enclosed by wooden panelled fencing, side pedestrian access, laid primarily to paving slabs. Garage situated in block with metal up and over door. Storage shed remain.

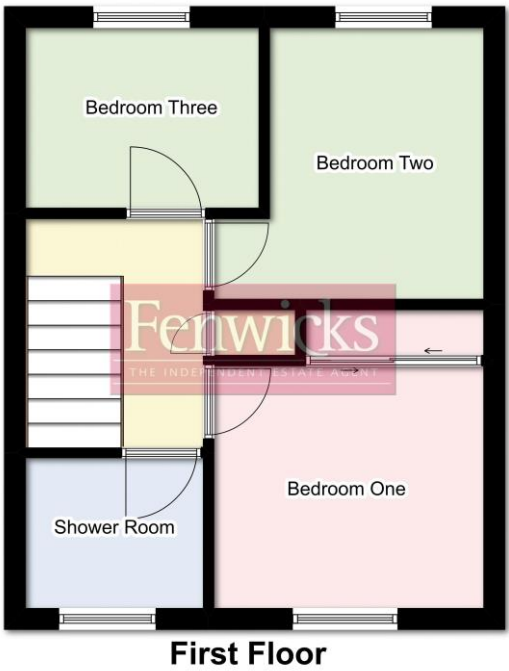
General Information:-
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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