

\* A lovely and very well-presented two bedroom family home having been improved by our current owners, close to shops and transport links, and comprising modern fitted kitchen, spacious lounge/diner, two double bedrooms - master en-suite, family bathroom, downstairs cloakroom, low maintenance garden and allocated parking.\*

**The Accommodation Comprises:**

Double glazed door into:

**Entrance hall**

Stairs to First Floor landing, radiator, doors to:

**Cloakroom**

Low level WC, wash hand basin, radiator, sink with mixer tap.

**Kitchen 10' 7" x 6' 1" (3.22m x 1.85m)**

Archway into Kitchen, fitted with a range of base cupboards and matching eye level units, worksurface over, integrated: oven, grill, gas hob, fridge/freezer, dishwasher and washing machine, extractor hood, stainless steel sink unit with mixer tap, UPVC double glazed window to front elevation, radiator, tiled flooring.

**Lounge/Diner 16' 2" x 13' 1" (4.92m x 3.98m)**

UPVC double glazed window and doors overlooking rear garden, laminate flooring, space for table and chairs, radiator.

**First Floor Landing**

Access to loft via hatch, airing cupboard.

**Bedroom One 9' 10" x 9' 9" (2.99m x 2.97m)**

UPVC double glazed window to rear elevation, radiator, door into:

**En-Suite**

Shower cubicle with shower attached, wash hand basin with mixer tap, low level WC, tiled flooring.

**Bedroom Two 13' 1" x 8' 5" (3.98m x 2.56m)**

Two UPVC double glazed windows to front elevation, radiator.

**Family Bathroom**

Wash hand basin with mixer tap, low level WC, tiled flooring, bath with shower above, radiator.

**Outside**

The front of the property benefits from one allocated parking space with additional visitors spaces available. The rear garden is mainly laid to lawn with patio area, garden shed, and enclosed by panel fences.

**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: B



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	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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£265,000

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\*DRAFT DETAILS\*

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