

*** An immaculately presented END OF TERRACE property benefitting from newly fitted kitchen and boiler, ground floor cloakroom, beautiful conservatory, two double bedrooms with storage, modern shower room, low maintenance enclosed rear garden, TWO ALLOCATED PARKING SPACES & no onward chain * A must view to truly appreciate ***

The Accommodation Comprises:

Newly fitted composite front door into:

Entrance Hall

Door into:

Cloakroom

Low level WC, wash hand basin with mixer tap, radiator, tiled flooring, archway into:

Kitchen 11' 6" x 9' 2" (3.50m x 2.79m)

UPVC double glazed window to front elevation, fitted with a range of Howdens base cupboards and matching eye level units, quartz work surface, stainless steel sink unit with mixer tap, integrated oven with hob and extractor hood over, fridge/freezer, space and plumbing for washing machine and dishwasher, Karndean flooring, combination boiler to wall.

Lounge/Diner 15' 10" x 10' 8" (4.82m x 3.25m)

Stairs to First Floor, Karndean flooring, space for table and chairs, radiator, UPVC double glazed sliding doors to:

Conservatory 10' 8" x 10' 8" (3.25m x 3.25m)

UPVC double glazed French doors to rear elevation, UPVC double glazed windows to side and rear elevations, polycarbonate roof, laminate flooring.

First Floor Landing

Access to loft via hatch, airing cupboard.

Bedroom One 11' 9" x 8' 7" (3.58m x 2.61m)

UPVC double glazed window to rear elevation, built-in wardrobes, radiator.

Bedroom Two 10' 9" x 6' 9" (3.27m x 2.06m)

UPVC double glazed window to front elevation, cupboard, radiator.

Shower Room

A modern fitted suite comprising walk-in shower cubicle with splashback, wash hand basin, low level WC, obscured UPVC double glazed window to front elevation.

Outside

There are two allocated parking spaces at the front.

The rear garden is low maintenance, laid to patio, enclosed by fences, garden shed, side gate to pedestrian alley.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

Gas Supply: Mains

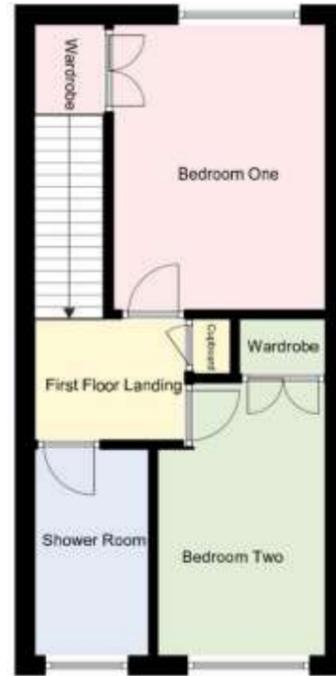
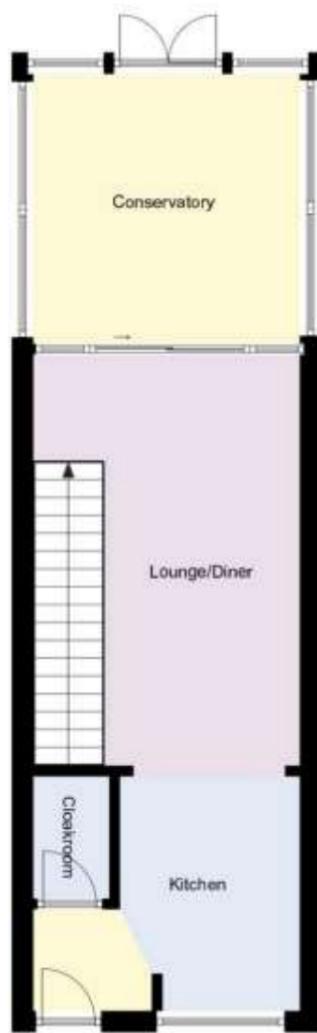
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Freehold

Council Tax Band: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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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£255,000

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DRAFT DETAILS

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