

A well-presented three bedroom house offering an en-suite and a spacious kitchen/diner, located in the new development of Alver Valley, with bus and road links and access to schools and shops, a must view to appreciate.

The Accommodation Comprises:
UPVC door into:

Kitchen/Diner 19' 11" x 11' 10" (6.07m x 3.60m) (L-shaped)
UPVC double glazed windows to front and rear elevation, a range of base cupboards and matching eye level units, stainless steel sink and drainer unit with mixer tap, integrated oven, hob, extractor hood, space for washing machine, dishwasher and fridge/freezer, two radiators, tiled flooring.

Inner Hallway 6' 8" x 3' 5" (2.03m x 1.04m)
Stairs to First Floor landing, understairs storage, access to Lounge, door to:

WC 5' 10" x 4' 4" (1.78m x 1.32m)
UPVC double glazed window to rear elevation, fitted wardrobes, wash hand basin, low level WC, tiled flooring.

Lounge 15' 9" x 9' 1" (4.80m x 2.77m)
UPVC double glazed window to front elevation, UPVC double glazed patio doors to rear garden, tv point, two radiators.

First Floor Landing 10' 4" x 3' 4" (3.15m x 1.02m)
Access to loft space, radiator, doors to:

Bedroom One 9' 3" x 9' 1" (2.82m x 2.77m)
UPVC double glazed window to front elevation, radiator, door to:

En-Suite 4' 2" x 7' 1" (1.27m x 2.16m)
UPVC double glazed window to rear elevation, wash hand basin, double shower cubicle with shower above, low level WC, heated towel rail, tiled surrounds.

Bedroom Two 14' 2" x 8' 4" (4.31m x 2.54m) (Irregular shape)
UPVC double glazed window to front elevation, radiator.

Bedroom Three 7' 1" x 9' 10" (2.16m x 2.99m) (Irregular shape)
UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 1" x 7' 5" (1.85m x 2.26m)
UPVC double glazed window to rear elevation, bath, wash hand basin, low level WC, heated towel rail, tiled surrounds, tiled flooring.

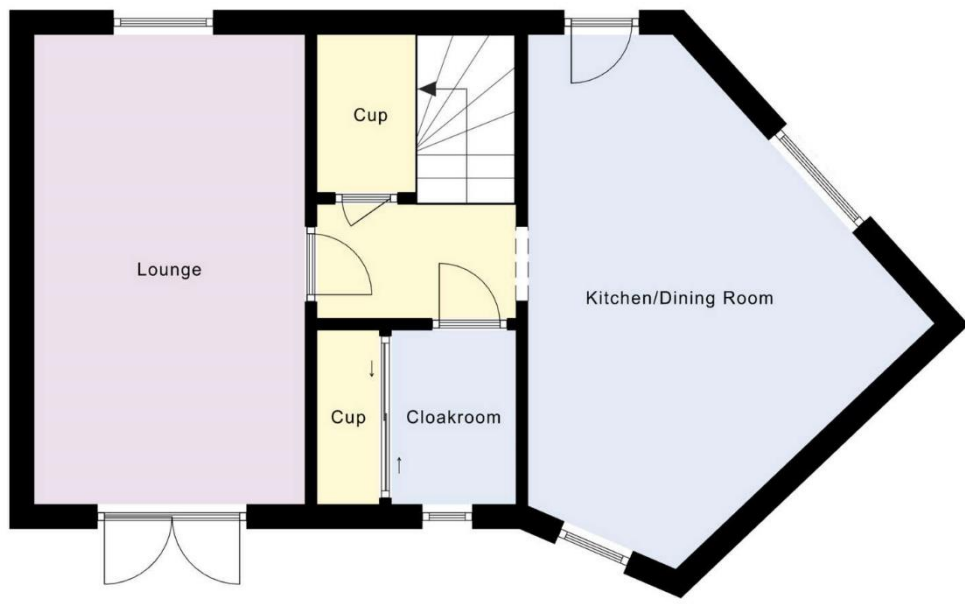
Outside

To the front the garden is laid to shingle, side pedestrian access and enclosed by railings. To the rear the garden is laid to patio with an artificial lawn, outside tap and enclosed by panelled fences. The property benefits from allocated parking.

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: <https://www.gov.uk/check-long-term-flood-risk>
Tenure: Freehold
Council Tax Band: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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DRAFT DETAILS

£240,000
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