

**NO ONWARD CHAIN.** Extended two bedroom end of terrace house with off road parking, enjoying superb views of Portsmouth Harbour and within easy reach of Port Solent, local retail park and easy access to M27 motorway.

- Two Double Bedroom End of Terrace House
- Entrance Porch Reception
- Lounge
- Extended Kitchen/Dining Room
- Shower Room
- Gas Central Heating and Double Glazing
- Enclosed Rear Garden
- Superb Views of Portsmouth Harbour and Close to Port Solent
- Off Road Parking
- No Onward Chain

**The Accommodation Comprises:-**

Front door into:

**Entrance Porch:-** 13' x 7' 10" (3.96m x 2.39m)

Double glazed windows to front and side elevations. Door into:

**Lounge:-** 19' 7" x 13' 10" (5.96m x 4.21m) Maximum Measurements

Window to front elevation, stairs to first floor, radiator, double opening doors into:

**Kitchen/Dining Room:-** 15' 4" x 13' 10" (4.67m x 4.21m) Maximum Measurements

Double opening French doors giving access to garden, window to rear, radiator, base units with work surfaces, oven and grill, microwave, hob, sink, space for washing machine, space for American style fridge freezer.

**First Floor Landing:-**

Access to loft, airing cupboard with boiler.

**Bedroom 1:-** 13' 3" x 11' 8" (4.04m x 3.55m) Maximum Measurements

Window to front elevation, radiator, over-stairs cupboard.

**Bedroom 2:-** 11' 10" to wardrobes x 10' (3.60m x 3.05m)

Window to rear elevation, sliding doors to wardrobe cupboard.

**Shower Room:-** 8' 7" x 5' 4" (2.61m x 1.62m)

Shower, close coupled WC, wash hand basin inset vanity unit, partly tiled, extractor fan.

**Outside:-**

Patio to front, wooden gate gives access to side and rear. Rear garden with shingled area, patio, outside light, steps lead to raised patio area, gate gives access to rear for parking.

**Agent's Note:-**

An employee of Fenwicks owns this property.

**Nota Bene:-**

Council Tax Band: - Tax Band C

Tenure: - Freehold

Property Type: -Terraced House

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains.

Sewerage: - Mains

Heating: - Gas Central Heating

Parking: Off Road Parking

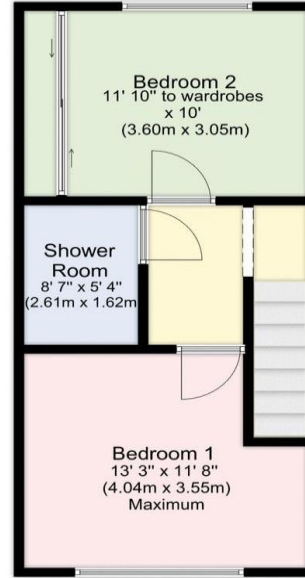
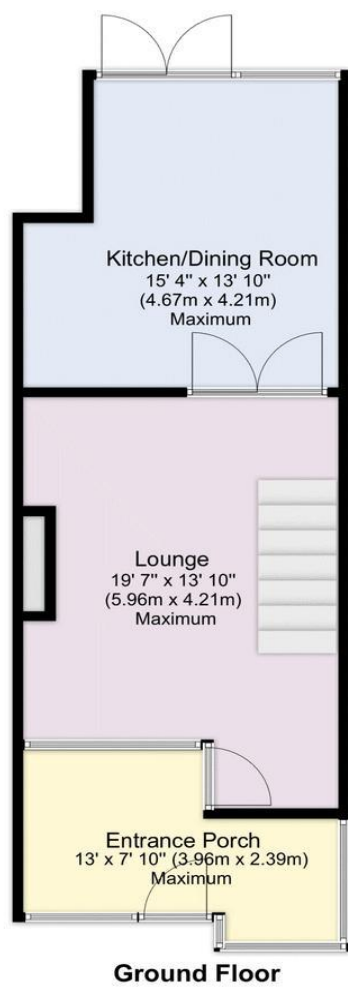
Broadband - Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. 1600mbs download speed / 115 mps upload speed

Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Flood Risk: - No flooding reported. Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks has further details on request.





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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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£275,000

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\*DRAFT DETAILS\*

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT