

A much improved four bedroom family home situated in a popular location and benefitting from spacious modern fitted kitchen, shower room and allocated parking. *A Must View*

The Accommodation Comprises:

UPVC double glazed front door to:

Entrance Porch:

Two UPVC double glazed windows to front elevation, shelving, wall mounted electric heater, opening to:

Dining Area: 12' 10" x 5' 10" (3.91m x 1.78m)

Flat ceiling with inset spotlighting, space for table and chairs, opening to:

Kitchen: 19' 2" x 11' 5" (5.84m x 3.48m)

Dual aspect with UPVC double glazed window to front elevation and UPVC double glazed window and door to rear garden, flat ceiling with inset spotlighting, modern fitted kitchen with a range of base cupboard and matching eye level units, work surface over, integrated oven and grill, integrated hob, tiled splashback, sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, space for tumble dryer, wall mounted electric heater, stairs to first floor, door to:

Lounge: 12' 8" x 10' 0" (3.86m x 3.05m)

UPVC double glazed window to rear elevation, flat ceiling with inset spotlighting, shelving and cupboard space.

First Floor Landing:

Wall mounted electric heater, door to:

Bedroom One: 12' 2" x 10' 1" (3.71m x 3.07m)

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

Bedroom Two: 12' 11" x 8' 5" (3.93m x 2.56m)

UPVC double glazed window to rear elevation, shelving and cupboard space.

Bedroom Three: 9' 3" x 5' 8" (2.82m x 1.73m)

UPVC double glazed window to front elevation.

Bedroom Four: 7' 1" x 6' 10" (2.16m x 2.08m)

Obscured UPVC double glazed window to front elevation, built-in bed and shelf unit.

Shower Room: 8' 3" x 3' 9" (2.51m x 1.14m)

Obscured UPVC double glazed window to front elevation, low level closed coupled WC, wash hand basin set in vanity unit with mixer tap, walk-in shower cubicle with electric shower, access to loft space.

Outside

The rear garden is enclosed by panelled fencing, mainly laid to artificial lawn with patio area, covered seating area, shed to remain, shrubs to borders.

The property benefits from an allocated parking space.

General Information:

Construction: Non-traditional

Water Supply: Portsmouth Water

Electric Supply: TBC

Sewerage: Mains sewerage

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

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

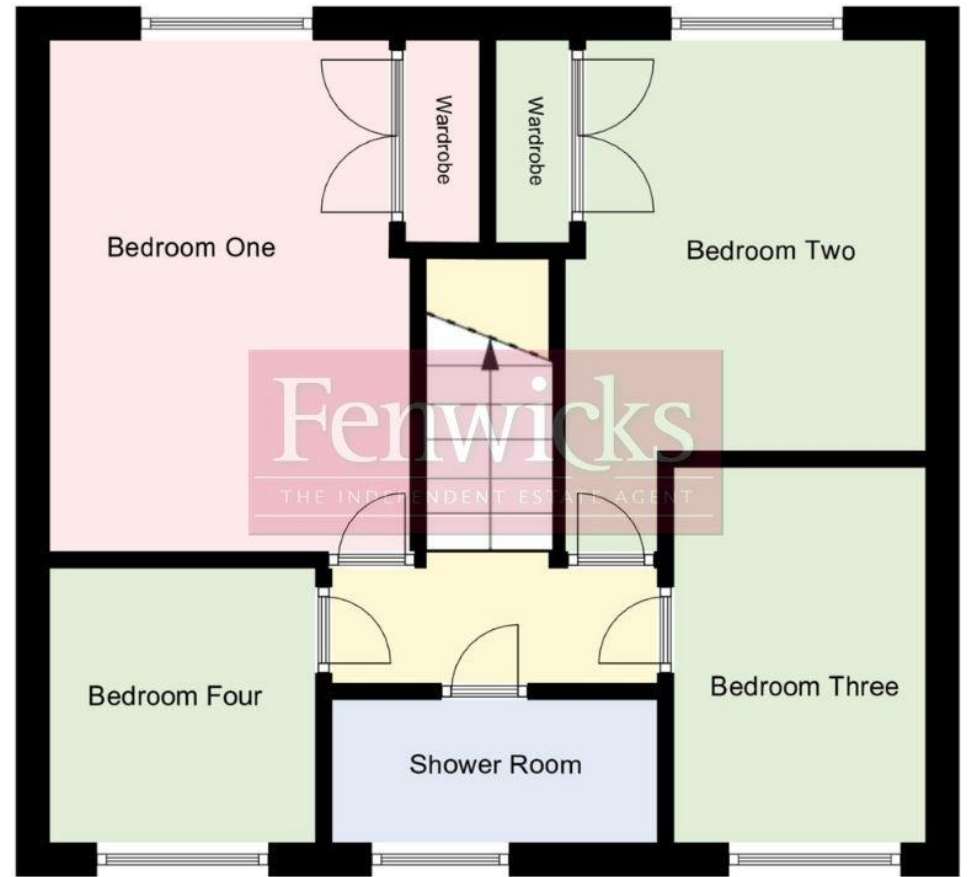
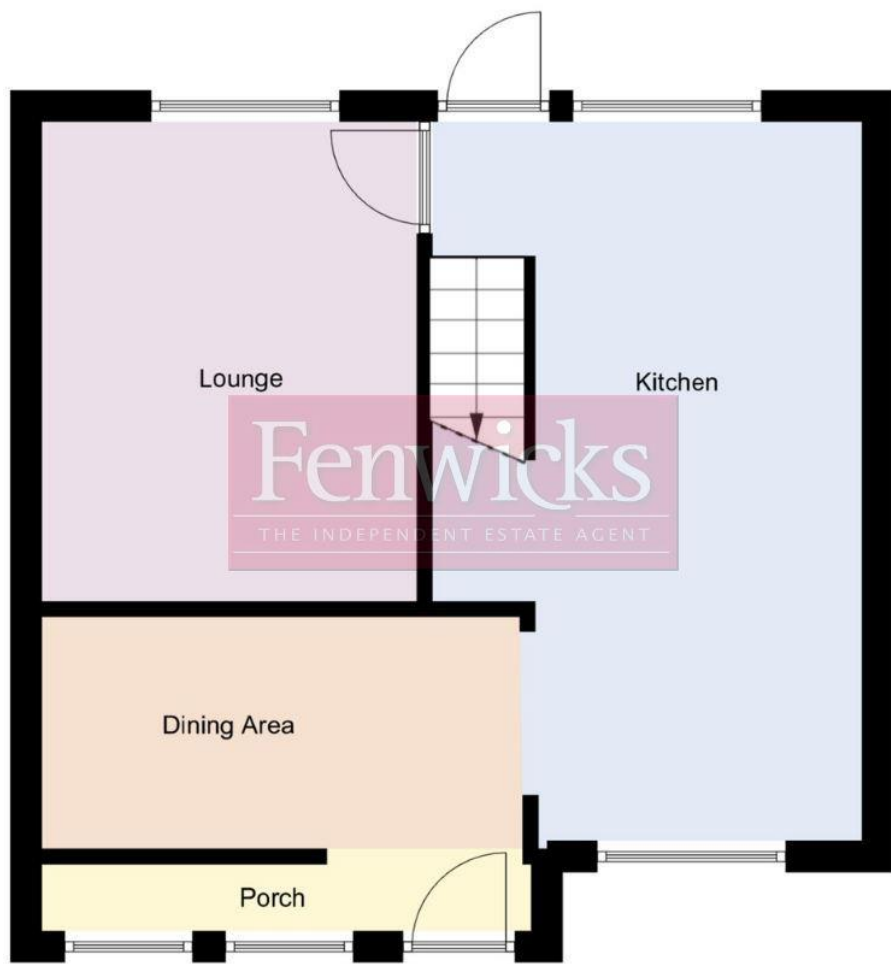
Tenure: Freehold

Council Tax Band: A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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DRAFT DETAILS

Offers in Excess of £210,000
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