

A modern four bedroom, end of terrace town house offering bright and spacious living accommodation, complemented by a well maintained garden and driveway, situated in a popular location.

The Accommodation Comprises:-
Glazed front door to

Entrance Hallway:-
Stairs to first floor, radiator, storage cupboard.

Cloakroom:-
Close coupled WC, pedestal wash basin, extractor fan, radiator, tiling to half wall.

Kitchen:- 12' 5" x 8' 11" (3.78m x 2.72m) maximum measurements
Fitted with a modern range of matching base and wall units, roll top work surfaces, one and a half bowl single drainer sink unit with mixer tap, integrated double electric oven, gas hob, extractor hood, recess and plumbing for washing machine, integrated fridge freezer, integrated dishwasher, space for further appliance, microwave recess, UPVC double glazed window to the front elevation, cupboard housing for boiler, tiled flooring.

Lounge/Diner:- 13' 10" x 12' 7" (4.21m x 3.83m)
UPVC double glazed window and double opening UPVC doors to the rear garden, UPVC double glazed window to the side elevation, radiator.

First Floor Landing:-
UPVC double glazed window to the front elevation, stairs to second floor.

Bedroom Two:- 13' 10" x 12' 8" (4.21m x 3.86m) plus box window
UPVC double glazed windows to the rear elevation, UPVC double glazed window to the side elevation, radiator.

Bedroom Four:- 9' 5" x 6' 11" (2.87m x 2.11m)
UPVC double glazed window to the front elevation, radiator.

Family Bathroom:- 6' 11" x 6' 4" (2.11m x 1.93m)
Close coupled WC, pedestal wash basin, bath with mains shower over, fitted mirror, shower screen, extractor fan, radiator, tiled walls.

Second Floor Landing:-
Access to loft space, storage cupboard, radiator.

Bedroom One:- 14' 1" x 12' 8" (4.29m x 3.86m) plus box window
Two UPVC double glazed windows to the rear elevation, UPVC double glazed window to the side elevation, radiator, door to:-

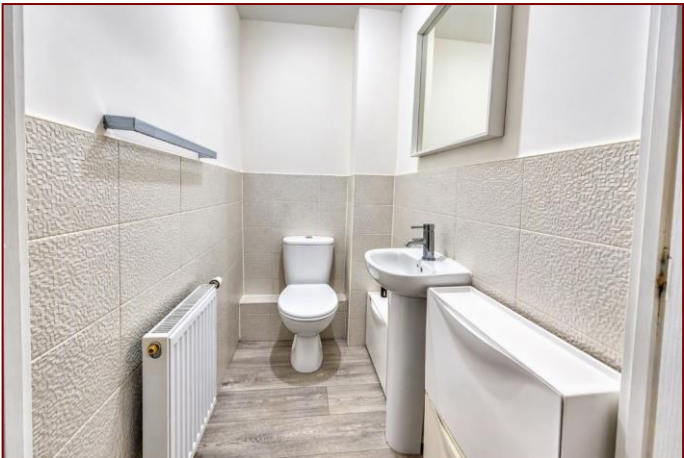
En Suite:- 6' 9" x 4' 8" (2.06m x 1.42m)
Close coupled WC, pedestal wash basin, double shower cubicle with electric shower, fitted mirror, extractor fan, ladder style radiator.

Bedroom Three:- 12' 8" x 13' 11" (3.86m x 4.24m) maximum measurements
Two UPVC double glazed windows to the front elevation, radiator.

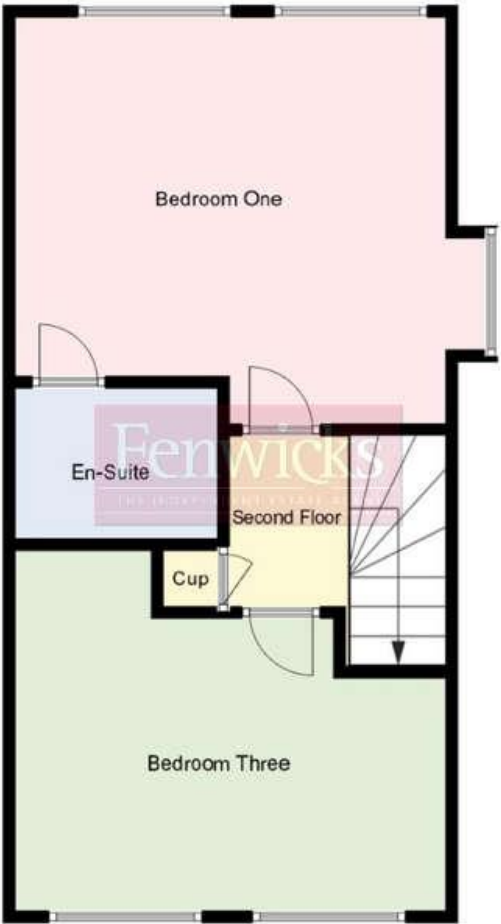
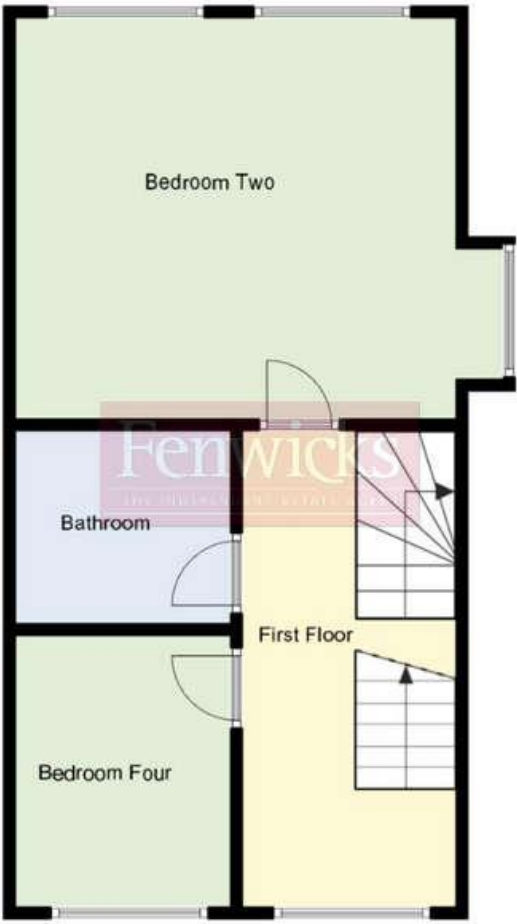
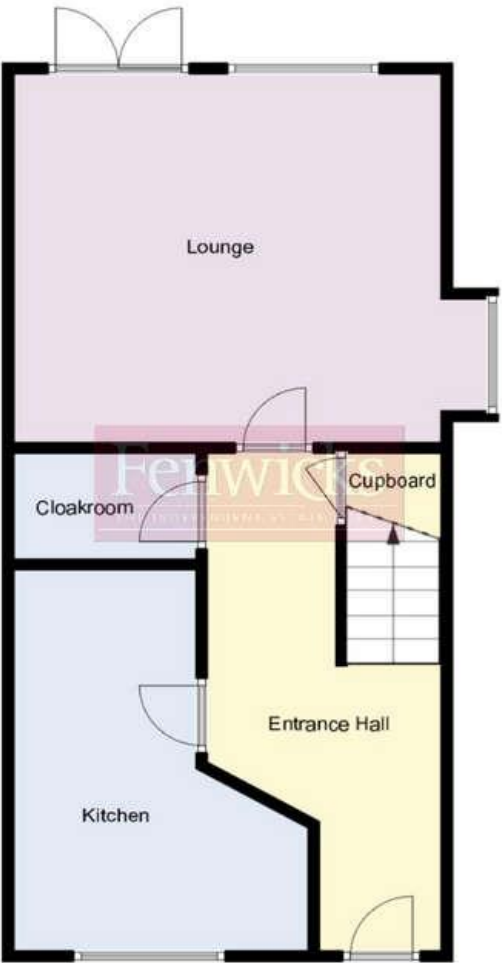
Outside:-
Well maintained rear garden, enclosed by walls and fencing, storage shed, paved area, artificial grass, pathway to rear gate, outside tap and light, external power point. To the front of the house is off road parking, electric car charging point.

Agents Note:-
The vendor informs us of the following:-
There is a Rowner Community Trust Levy is £278.24 PA and the monthly service charge to Vivid is £8.68.

General Information:-
Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply - TBC
Sewerage - Mains sewerage
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Awaiting EPC



Tenure: Freehold

Council Tax Band: C

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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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DRAFT DETAILS

£320,000
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