

*** STUNNING FAMILY HOME** having been much improved by the current owners, briefly comprising beautiful kitchen and dining room, modern fitted shower room and newly refurbished ground floor WC, three bedrooms, immaculate enclosed rear garden with garden room which is being used as a music studio * A must view to truly appreciate the high specification throughout *

The Accommodation Comprises

Door into:

Porch

UPVC double glazed obscured window to side elevation, karndeian flooring, door into;

W.C 4' 6" x 4' 6" (1.37m x 1.37m)

UPVC double glazed window to side elevation, continuation of karndeian flooring, ladder style radiator to wall, wash hand basin set in vanity unit, LED mirror to wall, low level WC.

Entrance Hall

UPVC double glazed window to side elevation, meter cupboards to wall, under stairs storage cupboards, continuation of karndeian flooring, vertical radiator to wall, door into;

Lounge 12' 8" x 11' 2" (3.86m x 3.40m)

UPVC double glazed window to front elevation, continuation of karndeian flooring, fireplace.

Dining Room 11' 4" x 8' 6" (3.45m x 2.59m)

UPVC double glazed window to rear elevation, continuation of karndeian flooring, half panelling to walls, vertical radiator, light fittings over table.

Kitchen 9' 11" x 8' 6" (3.02m x 2.59m)

UPVC double glazed window to rear elevation, obscured door to rear elevation, a modern fitted kitchen briefly comprising, composite sink with stainless steel mixer tap, integrated oven, electric hob with extractor over, space and plumbing for fridge/ freezer, a range of base cupboards and matching eye level units, compact laminate work surface, inset spotlighting, continuation of karndeian flooring,

First Floor

Obscured UPVC double glazed window to rear elevation, access to loft via hatch, storage cupboard housing water tank and boiler.

Bedroom One 11' 10" x 8' 11" (3.60m x 2.72m) plus wardrobe & door recess

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

Bedroom Two 11' 9" x 9' 10" (3.58m x 2.99m) plus wardrobe

UPVC double glazed window to rear elevation, storage cupboard, radiator.

Bedroom Three 9' 2" x 8' 4" (2.79m x 2.54m)

UPVC double glazed window to front elevation, over the stairs storage cupboard, radiator.

Shower Room 9' 6" x 5' 5" (2.89m x 1.65m)

Comprising of a beautifully fitted modern suite, double wash hand basin set in vanity unit with pull out drawers, tiling to walls and floor, double walk in shower with storage recess, waterfall shower over, further attachment, temperature control to wall, low level WC, ladder style chrome radiator, extractor fan, obscured UPVC double glazed window to side elevation.

Outside

A delightful feature of the property, landscaped and to low maintenance, enclosed by panelled fences with side pedestrian gate, mainly laid to patio, path and lawn, water tap, two storage sheds, shrubs to borders.

Garden Room

The garden room has panelling to walls with laminate flooring, light and power.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

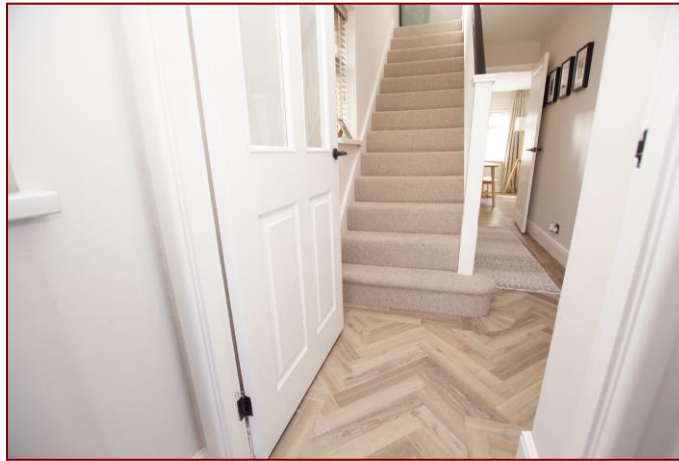
Electric Supply – Mains

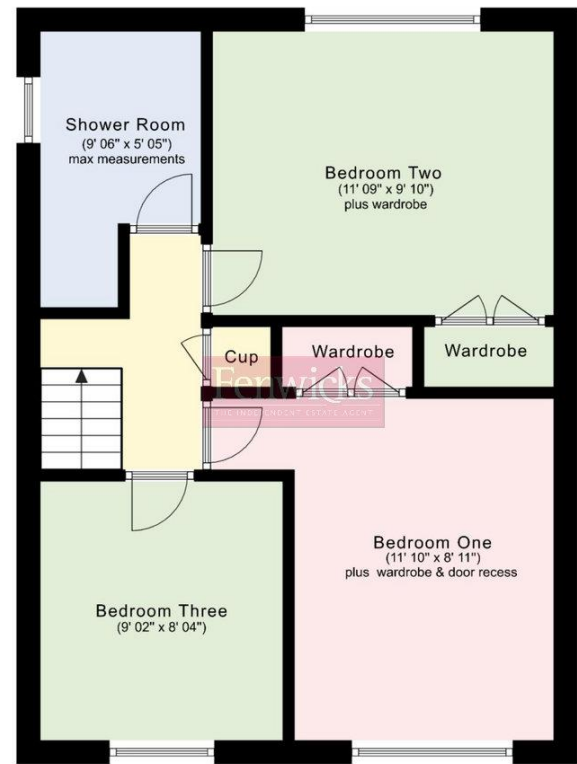
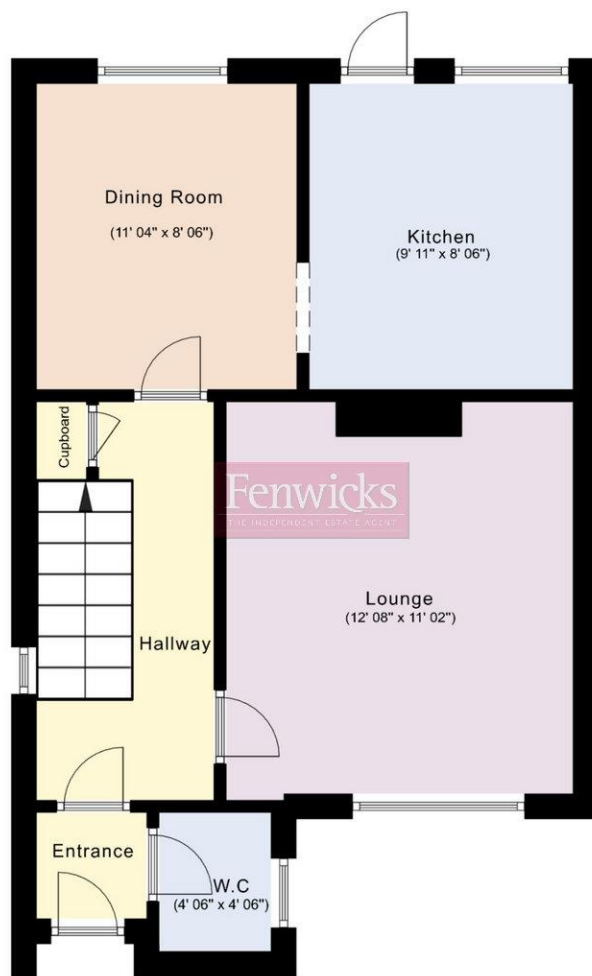
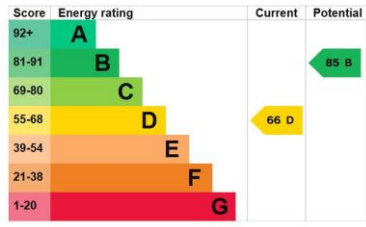
Gas Supply - Mains

Sewerage - Mains 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>





Tenure: Freehold

Council Tax Band: B

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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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THE INDEPENDENT ESTATE AGENT

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