

A well presented property benefitting from three bedrooms and two allocated parking spaces, briefly comprising lounge, kitchen/diner, bathroom & enclosed rear garden.

The Accommodation Comprises:

Entrance
UPVC double glazed door to front elevation.

Entrance Hall
Stairs to First Floor Landing, tiled flooring.

Cloakroom
UPVC double glazed window to front elevation, low level WC, wash hand basin, vinyl flooring, radiator.

Lounge 14' 1" x 12' 2" (4.29m x 3.71m) max
UPVC double glazed window to front elevation, radiator, laminate flooring, double doors into:

Kitchen/Dining Room 9' 10" x 15' 6" (2.99m x 4.72m)
UPVC double glazed window to rear elevation, UPVC double doors to garden, fitted with a range of base cupboards and matching eye level units, stainless steel sink and drainer unit with mixer tap, work surface over, tiled splashbacks, space for cooker, washing machine, dishwasher and fridge/freezer, central heating boiler, radiator, spacious storage cupboard.

First Floor Landing
Airing cupboard, access to loft space.

Bedroom One 8' 7" x 15' 6" (2.61m x 4.72m)
Two UPVC double glazed windows to front elevation, built-in wardrobes, storage recess, radiator.

Bedroom Two 8' 11" x 9' 3" (2.72m x 2.82m)
UPVC double glazed window to rear elevation, radiator.

Bedroom Three 8' 10" x 5' 11" (2.69m x 1.80m)
UPVC double glazed window to rear elevation, radiator.

Bathroom
Bath with shower over, wash hand basin, low level WC, extractor fan, part-tiled walls, laminate flooring.

Outside
To the front is a gravelled area and path to front door. The rear garden is laid to lawn with a decking area, and garden shed.

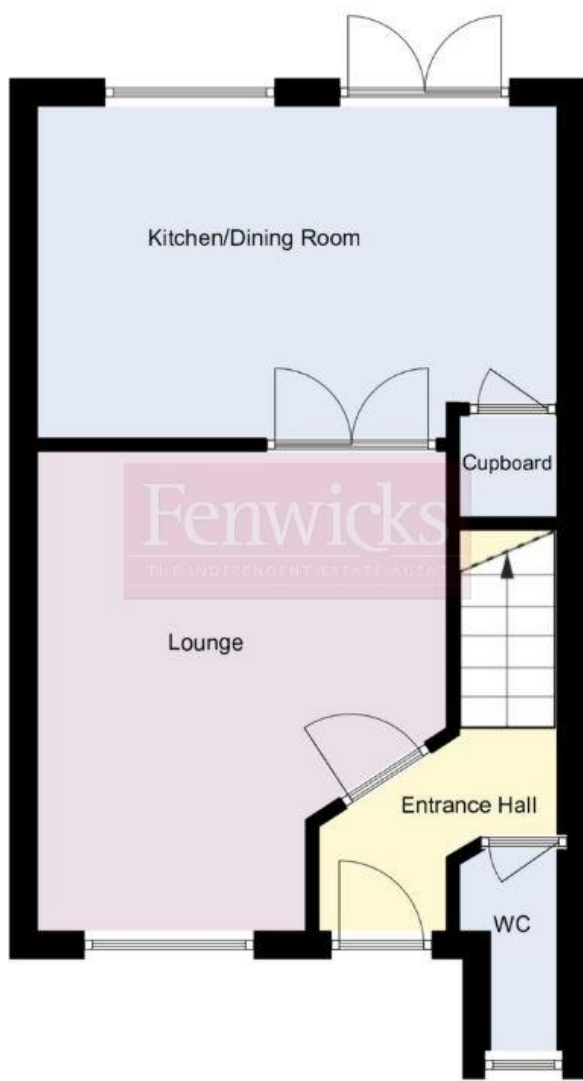
There are two allocated parking spaces to the front of the property.

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

Agent's Note:
The property benefits from leased solar panels, further information can be provided on request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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£259,995

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DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT

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