

A spacious family home situated on the edge of the popular Cherque Farm development with three double bedrooms, dressing area and ensuite to master bedroom, enclosed rear garden, garage & driveway.

**Entrance Hall**

Storage cupboard, stairs to first floor, radiator.

**Lounge/Dining Room 14' 7" x 15' 6" (4.44m x 4.72m) into recess plus bay**

Double glazed windows and double doors to rear garden, electric fire with stone effect surround, coved to ceiling, two radiators, under stairs storage cupboard.

**Cloakroom**

Tiled flooring, close coupled WC. pedestal wash hand basin, tiled surround, radiator.

**Kitchen 11' 8" x 7' 7" (3.55m x 2.31m)**

Fitted with a range of base and eye level units, eye level oven, gas hob, space for microwave, recess for fridge-freezer, recess for washing machine and dishwasher, stainless steel single drainer sink unit with mixer tap, tiled splash back, double glazed window to front elevation, tiled flooring.

**First Floor Landing**

Storage cupboard, radiator, stairs to second floor.

**Bedroom Two 14' 6" x 11' 1" (4.42m x 3.38m) maximum measurements**

Double glazed widows to front elevation, coved ceiling, fitted wardrobes, radiator.

**Bedroom Three 14' 6" x 8' 11" (4.42m x 2.72m) maximum measurements**

Double glazed windows to rear elevation, fitted wardrobes, radiator, coving to ceiling.

**Bathroom**

White suite comprising, close coupled WC pedestal wash hand basin, panel bath, shower over, tiled walls, extractor fan, heated towel rail.

**Second Floor Landing**

**Bedroom One 14' 6" x 12' 3" (4.42m x 3.73m) plus window recess**

Double glazed windows to front elevation, fitted wardrobes, access to loft, radiator, arch to dressing area.

**Dressing Area 9' 10" x 5' 8" (2.99m x 1.73m) into wardrobe**

Fitted wardrobes, cupboard housing boiler, Velux window, radiator.

**En Suite**

White suite comprising, close coupled WC pedestal wash hand basin, tiled walls, double shower, radiator, heated towel rail.

**Outside**

The front garden is laid to artificial grass with shrubs, drive leading to garage with up and over door, wooden gate giving access to rear garden. The enclosed rear garden is also laid to artificial lawn and includes a patio area.

**Garage**

Power and light connected, door to garden.



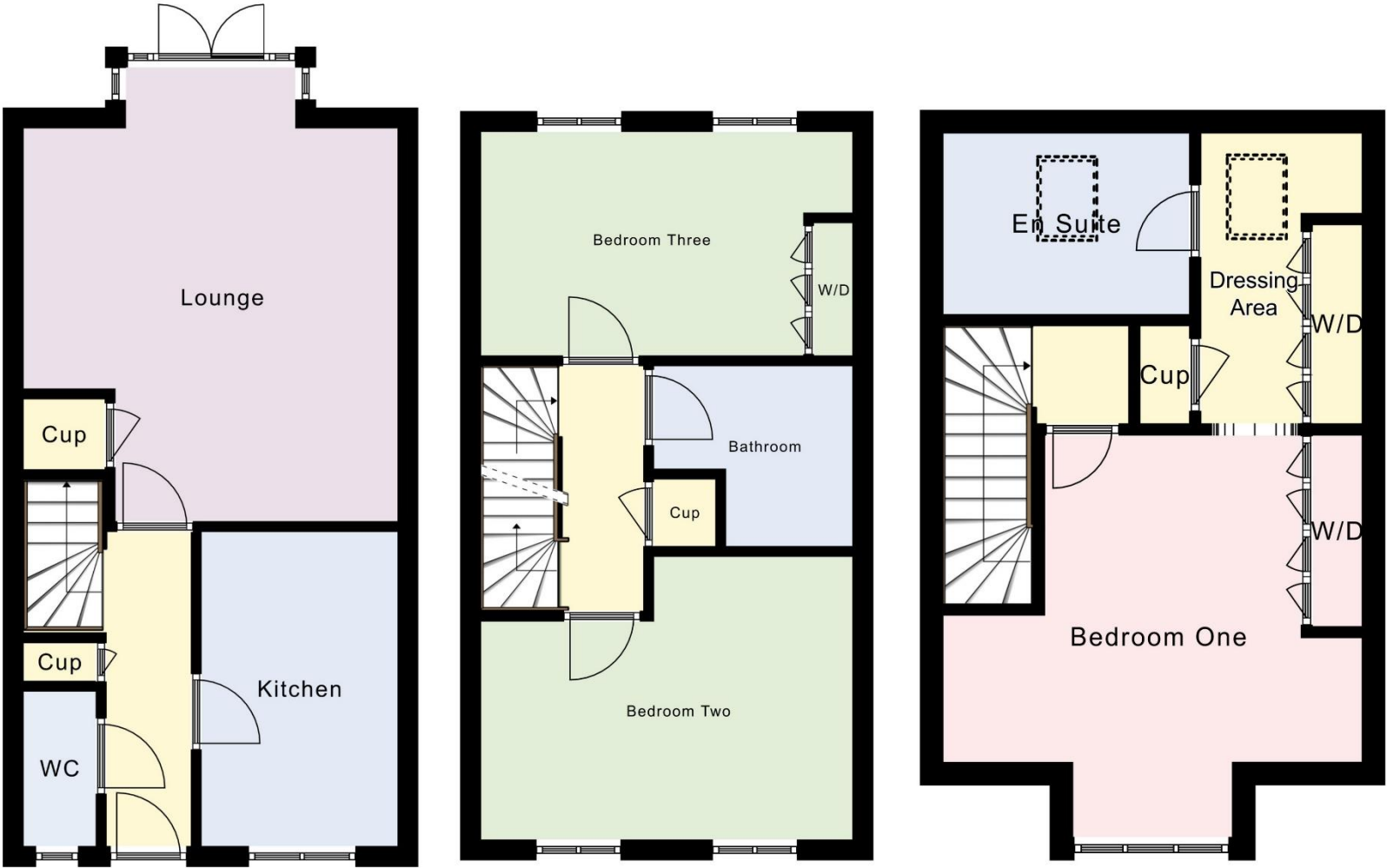


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: D



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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\*

£370,000  
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