Fenwicks are pleased to offer for sale this well presented two bedroom family home situated in popular school catchment area, making an ideal first time buy, investment, or for those who are looking to downsize. The property benefits a driveway providing off road parking AND additional allocated parking space, modern fitted kitchen and enclosed rear garden with rear access.

The Accommodation Comprises:-
Obscured UPVC double glazed front door to:

Entrance Hall:-
Stairs to first floor, radiator, door to:

Lounge:- 13' 5'' x 10' 10'' (4.09m x 3.30m)
UPVC double glazed window to front elevation, radiator, storage cupboard, opening to:

Kitchen/ Diner:- 13' 11'' x 8' 2'' (4.24m x 2.49m)
Two UPVC double glazed windows and UPVC double glazed door to rear garden, modern fitted kitchen with a range of base cupboards and matching eye level units, work surface over, tiled splashback, stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood over, integrated fridge/ freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for table and chairs.

First Floor Landing:-
Access to loft space, door to:

Bedroom One:- 13' 11'' x 11' 7'' (4.24m x 3.53m) maximum measurements
Two UPVC double glazed windows to front elevation, radiator.

Bedroom Two:- 10' 0'' x 8' 3'' (3.05m x 2.51m) maximum measurements
UPVC double glazed window to rear elevation, radiator.

Bathroom:- 6' 11'' x 5' 6'' (2.11m x 1.68m)
Obscured UPVC double glazed window to rear elevation, low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, mains shower over with rainfall shower head, chrome ladder style radiator, extractor fan.

Outside:-
The rear garden is a delightful feature of the home, enclosed by wood panelled fencing, mainly laid to artificial lawn with decking area and patio, and pathway, gate providing rear pedestrian access, corner shed, outside tap. To the front of the property is a driveway providing off road parking, with patio pathway and area laid to slate chippings. Additional allocated parking space nearby.

General Information:-
Construction - Traditional
Water Supply – Portsmouth Water
Sewerage - Mains
Electric Supply – Mains
Gas Supply - 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













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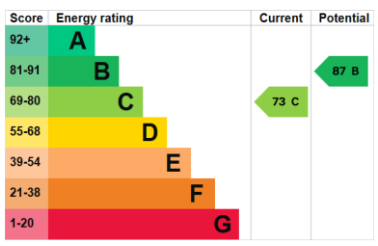
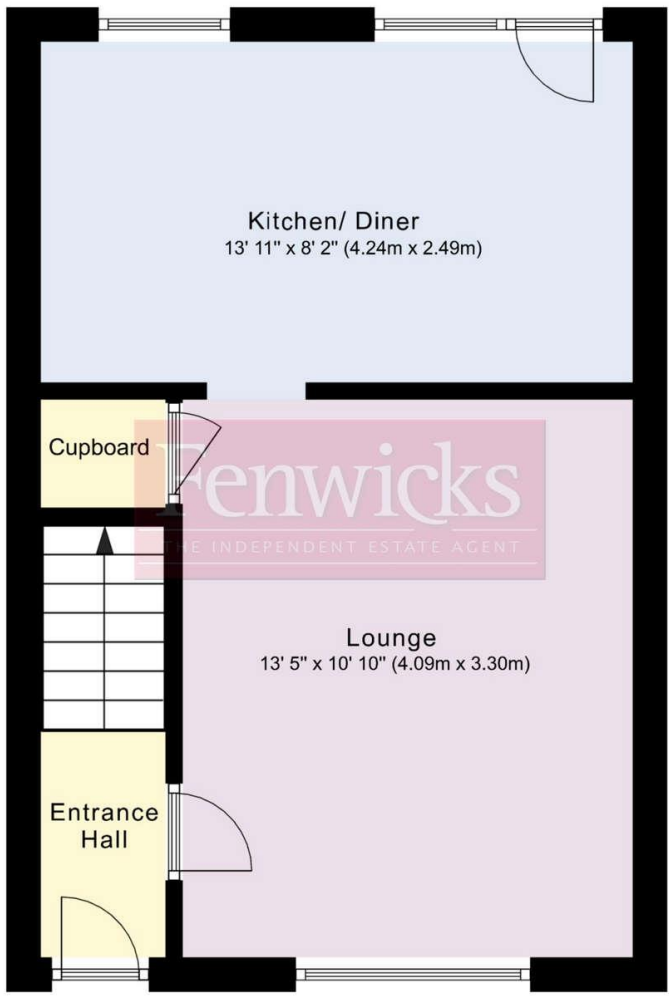
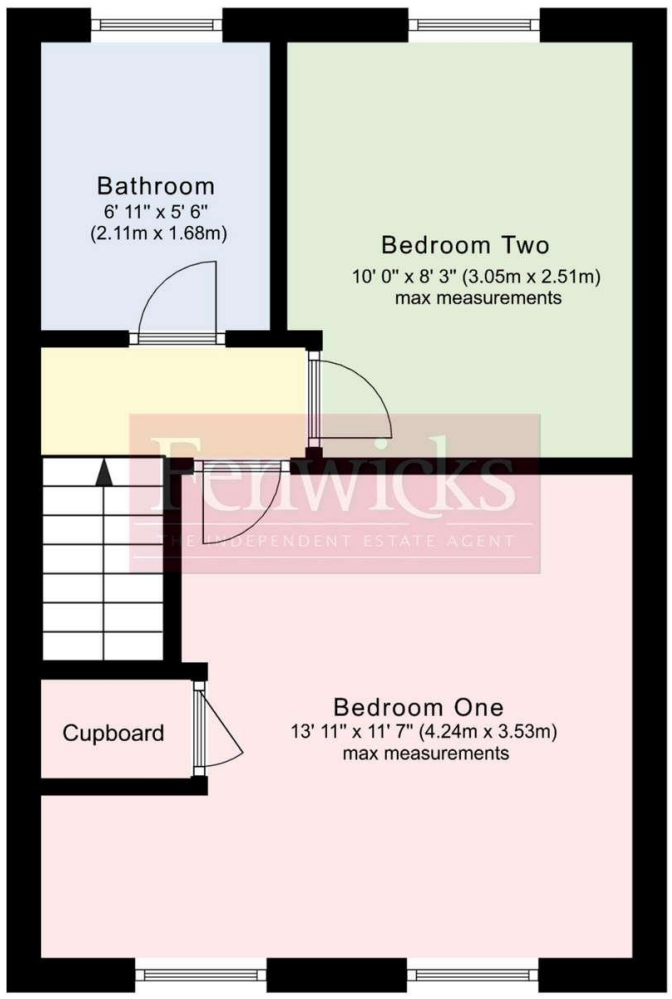


Tenure: Freehold

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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The Property Ombudsman



DRAFT DETAILS

£245,000

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