

Tucked away in a sought-after cul-de-sac and benefitting from no onward chain is this well-presented two bedroom link detached home. The property further benefits from an enclosed rear garden, garage, parking and modern fitted shower room.

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

Entrance Hall
Radiator, door to:

Cloakroom 8' 1" x 2' 11" (2.46m x 0.89m)
Obscured UPVC double glazed window to front elevation, low level close coupled WC, wash hand basin set in vanity unit, radiator.

Lounge/Diner 22' 8" x 15' 7" (6.90m x 4.75m)
UPVC double glazed window to front elevation, two radiators, stairs to first floor, space for table and chairs, glazed door and window to Conservatory, door to:

Kitchen 9' 10" x 7' 8" (2.99m x 2.34m)
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, gas oven (to remain) with extractor hood over, washing machine (to remain), wall mounted boiler.

Conservatory 10' 4" x 8' 2" (3.15m x 2.49m)
UPVC double glazed windows to rear and side elevations, polycarbonate roof, UPVC double glazed sliding door to rear garden.

First Floor Landing
Access to loft space, storage cupboard.

Bedroom One 10' 4" x 12' 3" (3.15m x 3.73m)
UPVC double glazed window to front elevation, radiator, built-in wardrobe.

Bedroom Two 9' 2" x 8' 10" (2.79m x 2.69m)
UPVC double glazed window to rear elevation, radiator, wardrobe (to remain).

Shower Room 5' 10" x 6' 5" (1.78m x 1.95m)
Obscured UPVC double glazed window to rear elevation, low level close coupled WC, pedestal wash hand basin, walk-in shower cubicle with electric shower.

Outside
The rear garden is a delightful feature of the home, enclosed by brick wall and panelled fencing, mainly laid to lawn with patio area, shrubs and trees to borders, UPVC double glazed courtesy door and UPVC double glazed window to garage with power and light, electric roller door to front.

To the front of the property is a driveway providing off road parking, pathway to front door, shrubs extending round to the rear garden, outside tap.

General Information:
Construction: Traditional
Water Supply: Portsmouth Water
Electric 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: D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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