Fenwicks are pleased to offer this very well presented family home having been much improved by the current owners, briefly comprising a modern open plan kitchen/ dining room, separate lounge, three well-proportioned bedrooms, good size garage & allocated parking to the rear of the property.

The Accommodation Comprises:-
Obscured UPVC double glazed window to front elevation and obscured front door to:

Open Plan Kitchen/ Dining Room:- 18' 7'' x 13' 2'' (5.66m x 4.01m)
UPVC double glazed window to front elevation, laminate flooring, stairs to first floor, understairs storage cupboards housing meters, radiator, inset spotlighting. Kitchen area: A modern fitted kitchen briefly comprising a range of base cupboards and matching eye level units, stainless steel sink with mixer tap, integrated Zanussi grill and oven, integrated dishwasher, gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, Breakfast bar.

Lounge:- 22' 2'' x 11' 0'' (6.75m x 3.35m)
UPVC double glazed window to front elevation, UPVC obscured window to side elevation, double glazed bi-folding doors to rear elevation providing access to the rear garen, gas fireplace with marble surround, radiator, laminate flooring, radiator.

First Floor Landing:-
Airing cupboard housing combination boiler, access to loft via hatch.

Bedroom One:- 13' 1'' x 10' 1'' (3.98m x 3.07m)
UPVC double glazed window to front elevation, radiator.

Bedroom Two:- 11' 1'' x 11' 1'' (3.38m x 3.38m)
UPVC double glazed window to front elevation, built-in cupboard, radiator.

Bedroom Three:- 8' 1'' x 7' 8'' (2.46m x 2.34m)
UPVC double glazed window to rear elevation, built-in cupboard, radiator

Bathroom:- 5' 8'' x 5' 5'' (1.73m x 1.65m)
Obscured UPVC double glazed window to rear elevation, wash hand basin with mixer tap, P-shape bath with mixer tap and shower above, lino flooring, radiator.

W.C:- 5' 2'' x 2' 7'' (1.57m x 0.79m)
Obscured UPVC double glazed window to rear elevation, lino flooring, low level W.C.

Outside:-
To the front of the property, there are well maintained gardens. The rear garden is mainly laid to lawn with shrubs to boarders, patio area, panelled fences, access to car port and garage.

Garage:- 18' 8'' x 16' 4'' (5.69m x 4.97m)
One and a half garage with light and power connected.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: https://checker.ofcom.org.uk
Flood risk: www.gov.uk/check-long-term-flood-risk





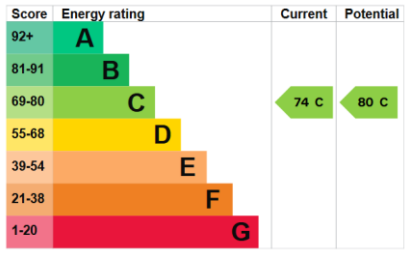


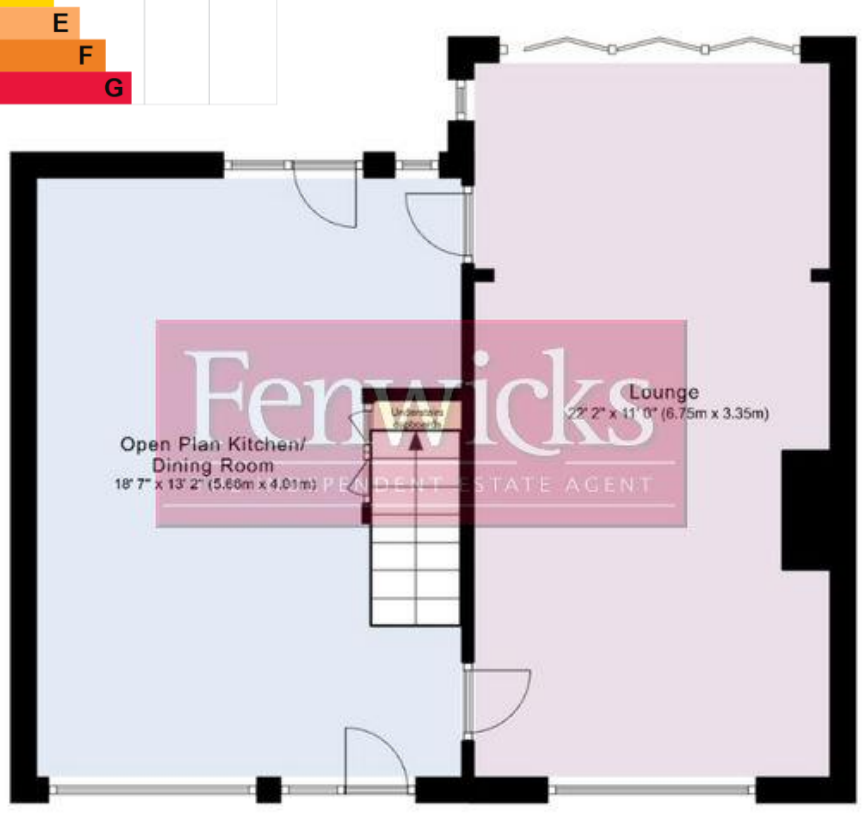


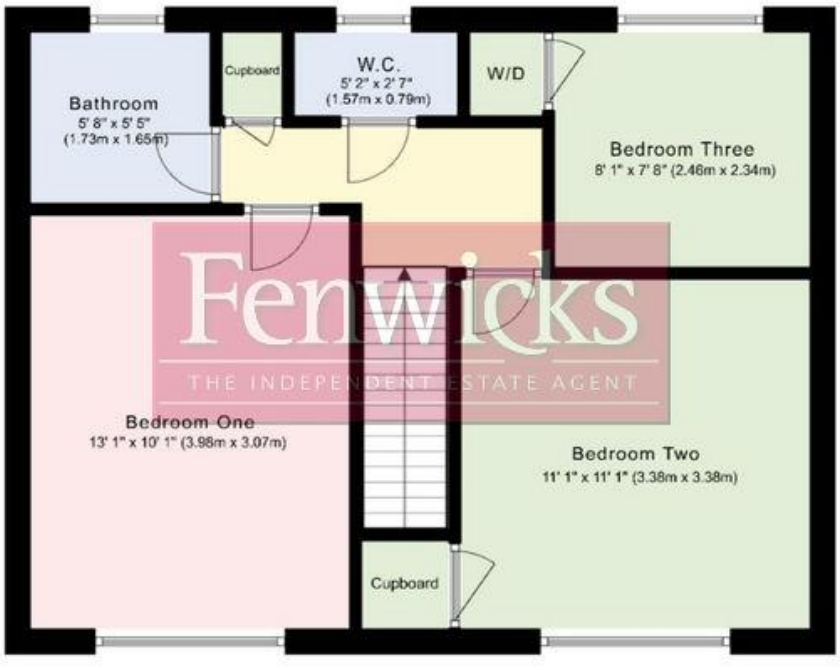




Fenwicks
THE INDEPENDENT ESTATE AGENT







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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The Property Ombudsman



DRAFT DETAILS

£275,000

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