

FAREHAM | FORTCHESTER | LEE ON THE SOLENT | GOSPORT

£220,000

BIRDLIP ROAD, PAULSGROVE, PORTSMOUTH, PO6 4EE

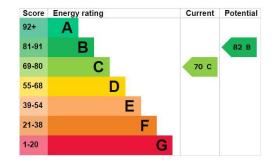


- Three Bedrooms
- Entrance Porch
- 20' Lounge
- 20' Fitted Kitchen/Diner
- Extended Bathroom

- UPVC Double Glazed Windows
- Gas Central Heating
- South Facing Rear Garden
- Close To Local Amenities
- EPC: TBC

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Property Reference: P2529

Council Tax Band: A

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Porch:-

Opaque UPVC double glazed windows and further UPVC double glazed internal door to:

Lounge:-

20' 10'' x 12' 0'' (6.35m x 3.65m)

UPVC double glazed window to front elevation, radiator, stairs to first floor, built-in under stairs storage with shelving above, TV aerial point and coving to flat ceiling. Part glazed door to:









Kitchen/Diner:-20' 10" x 8' 6" (6.35m x 2.59m) Maximum Measurements

UPVC double glazed window to rear elevation and UPVC double glazed sliding patio door overlooking and accessing the rear garden, fitted range of modern matching base, eye level and larder style storage cupboards, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine, space for table and chairs, radiator, an additional cupboard housing gas central heating boiler and coving flat ceiling.



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First Floor Landing:-

Coving to flat ceiling and access to loft. Doors to:

Bedroom One:-

12' 1" To Door x 11' 10" (3.68m x 3.60m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in storage cupboards and coving to flat ceiling.





Bedroom Two:-12' 1" To Door x 8' 7" (3.68m x 2.61m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in storage cupboard and coving to flat ceiling.





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Bedroom Three:-9' 1'' x 8' 7'' (2.77m x 2.61m) Maximum

UPVC double glazed window to front elevation, radiator, built-in cabin bed with storage cupboards below, wood effect laminate flooring and coving to flat ceiling with spotlighting inset.



Bathroom:-10' 0'' x 5' 6'' (3.05m x 1.68m)

Obscured UPVC double glazed window to rear elevation, white suite comprising: P-shaped panelled bath with electric shower over, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with spotlighting inset.



Outside:-

A wrought iron gate leads to split level front garden with brick retaining wall and slate chipped borders. Rear access and wooden gate leads to:

Rear Garden:-

Generous size, enclosed, low maintenance, south facing, patio area for entertaining purposes, remainder laid mainly to Astro Turf lawn with storage sheds, water tap and power sockets.







The Property Ombudsman



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