



BRAMBLES

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Portsmouth Road,
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290,000



- Potential to extend and alter already generous accommodation (subject to the required approvals)
- Flexible accommodation which can be used to meet individual requirements
- Not just one but two garages! Ideal for those who like to store a classic car as well needing storage for the camping gear and tools
- Ample driveway parking for several vehicles
- Convenient location with Tesco Extra, local pubs, parks and the M27 motorway connection within a mile radius
- Offered with no forward chain

Ref: PRA12459



General Description

This spacious bungalow with the rarity of a double garage has a wonderful footprint and offers the opportunity to add your own stamp to make it your own.

Accommodation

PORCH

Composite door opens into porch, textured ceiling, UPVC double glazed windows to sides, wooden door to;

Kitchen (15' 9" x 8' 10") or (4.80m x 2.70m)

Textured ceiling, UPVC double glazed window to rear, composite door with inset double glazed window. Wall and base units, roll edge laminate worktop, radiator, serving hatch to dining room. Stainless steel sink and drainer, pantry cupboard. Spaces for washing machine and cooker - gas connection point.

Lounge (13' 9" x 12' 2") or (4.20m x 3.70m)

Textured ceiling, fireplace with electric fire, UPVC double glazed window to front, built in bookshelf.

Dining Room (15' 9" x 9' 10") or (4.80m x 3.00m)

Textured ceiling, UPVC double glazed sliding patio doors to rear, radiator, serving hatch to kitchen.

BEDROOM 3/THIRD RECEPTION (13' 9" x 8' 10") or (4.20m x 2.70m)

Polystyrene roof tiles, UPVC double glazed window to front, radiator, built in cupboard housing electric meters.

Bedroom 1 (15' 9" x 11' 10") or (4.80m x 3.60m)

Textured ceiling, UPVC double glazed window and door to rear, radiator.

Bathroom

Textured ceiling, UPVC double glazed window to rear. Wet room layout with electric shower, low level folding screen, pedestal wash hand basin, low level WC, chrome towel rail, part tiled walls.

Bedroom 2 (10' 0" x 7' 10") or (3.04m x 2.40m)

Textured ceiling, UPVC double glazed windows to front and side, built in wardrobe, wall mounted Worcester boiler, radiator.

GARAGE 1 (17' 7" x 8' 10") or (5.35m x 2.70m)

Wooden double doors to rear, personnel door to front, power and light.

GARAGE 2 (17' 7" x 12' 2") or (5.35m x 3.70m)

Up and over door to rear, window and door between the two garages. Power and light.

GARDEN

Laid to lawn with mature trees.

DRIVEWAY

Concrete driveway offering parking for several cars. Outside tap.

Other

Leasehold -
Term : 1000 years from 29 September 1870
Chamberlayne Estates.
N.B. There is a shares right of way across the driveway as well as responsibility of maintenace.

Services

EPC Rating:62

Tenure

We are informed that the tenure is Leasehold

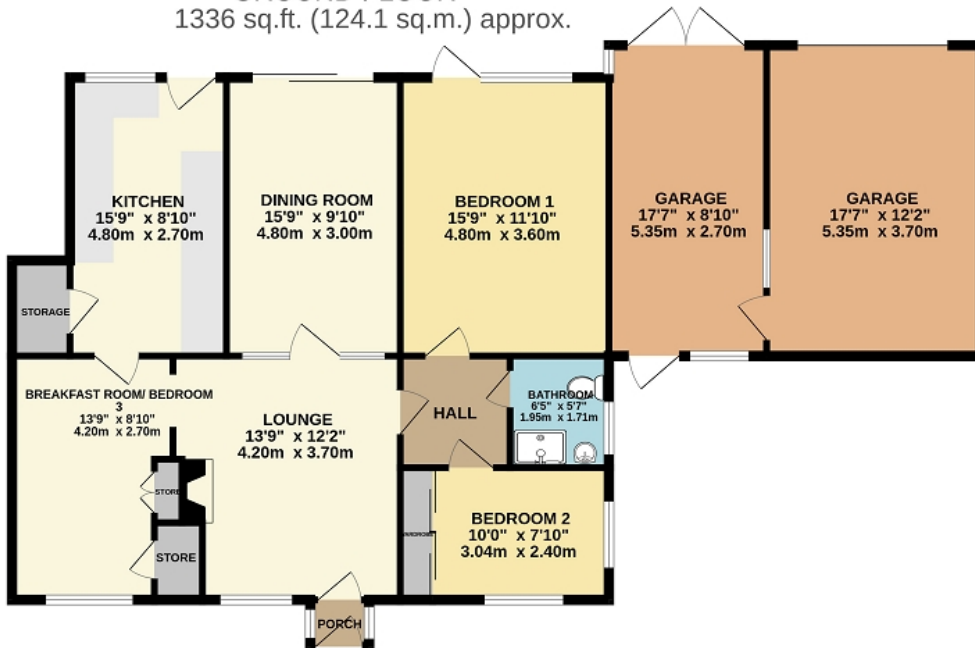
Council Tax

Band Not Specified





GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.