



YOUR MOVE

PRICE:

**£249,950**

Ref no: 527/795/100

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## Northern Parade, Portsmouth



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# Northern Parade, Portsmouth

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

## DESCRIPTION

\*VIEWS OVER ALEXANDRA PARK\*. Your Move are delighted to offer to the market this well presented family home situated on Northern Parade. It boasts a huge amount of features to include: Three double bedrooms plus loft area, downstairs w.c. upstairs family bathroom, lounge/dining room, conservatory, garage and shared driveway and an internal inspection is strongly recommend to fully appreciate all this accommodation has to offer.

## ENTRANCE HALL

Double glazed door and window to front aspect. Stairs to first floor. Understairs storage cupboard housing meters. Radiator. Doors to:-

## KITCHEN

**3.38m x 2.72m (11'1" x 8'11")**

To include units. Double glazed window to side aspect. Door and window to conservatory. Smooth ceiling with inset spot lights. A range of wall and base units with complementary work surfaces over. One and a half stainless steel sink with mixer tap and drainer. Double integrated oven. Integrated wine rack. Integrated gas hob with extractor hood over. Integrated fridge. Glass display cabinets.

## CONSERVATORY

**5.28m x 2.67m (17'4" x 8'9")**

Double glazed patio doors to garden. Double glazed door and window to garden. Window. Double glazed doors and stained glass window to dining room. Door to cloakroom. Door to utility cupboard housing boiler. Tiled flooring.

## CLOAKROOM/WC

Wash hand basin. Low level w.c. Space and plumbing for washing machine. Radiator. Tiled walls and flooring. Window to garden.

## LOUNGE/DINING ROOM

**7.32m x 5.44m (24'0" x 17'10")**

Lounge area. Textured ceiling. Double glazed bay window to front aspect. Feature fire and surround. Radiator. Dining area with part textured ceiling. Patio doors to conservatory. Multi-fuel log burner and surround. Radiator.

## STAIRS TO:-

Balustrade stairs to upper landing. Cupboard housing shelving and storage.

## BEDROOM

**5.38m x 3.30m (17'8" x 10'10")**

Smooth and coved ceiling. Double glazed bay window to front aspect. A range of cupboards offering ample storage. Radiator.

## BEDROOM

**4.65m x 2.77m (15'3" x 9'1")**

Smooth and coved ceiling. Double glazed window to rear aspect offering fabulous views over Alexandra Park. Range of wardrobes. Radiator.

## BEDROOM

**3.58m x 2.72m (11'9" x 8'11")**

Smooth ceiling. Double glazed window to rear aspect with views over Alexandra Park. Radiator.

## BATHROOM

Textured ceiling. Obscure double glazed window to front aspect. Wash hand basin. Panel enclosed bath with shower attachment over. Low level w.c. Heated towel rail. Tiling to principle areas.

## LOFT AREA

**5.44m x 4.04m (17'10" x 13'3")**

Double glazed velux window to rear aspect. Under eaves storage.

## REAR GARDEN

Enclosed rear garden backing onto Alexandra Park. Mainly laid to patio with a decking areas ideal for entertaining. Range of external lighting. Door to garage.

## GARAGE

Double glazed window to garden. Up and over door. Power and lighting.

## CLAUSES:

### FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Mon - Fri 9.00 - 6.30pm  
 Saturday 9.00 - 4.00pm  
 Sunday Closed

**MORTGAGE & FINANCIAL ADVICE:**

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

**FIXTURES & FITTINGS:**

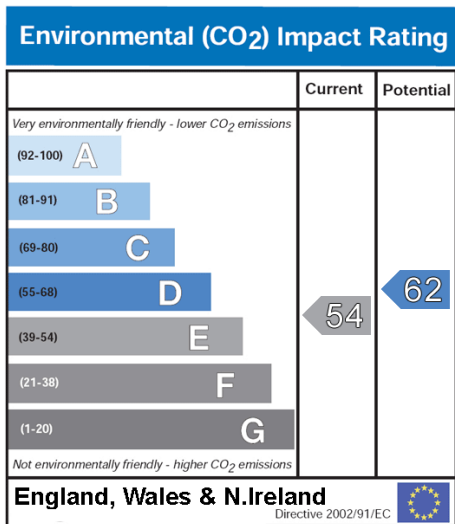
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

**SERVICES CONNECTED:**

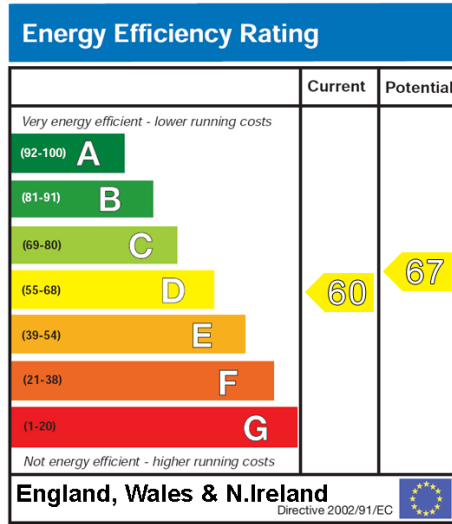
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

**ALL MEASUREMENTS:**

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**OFFICE OPENING HOURS:**

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.



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