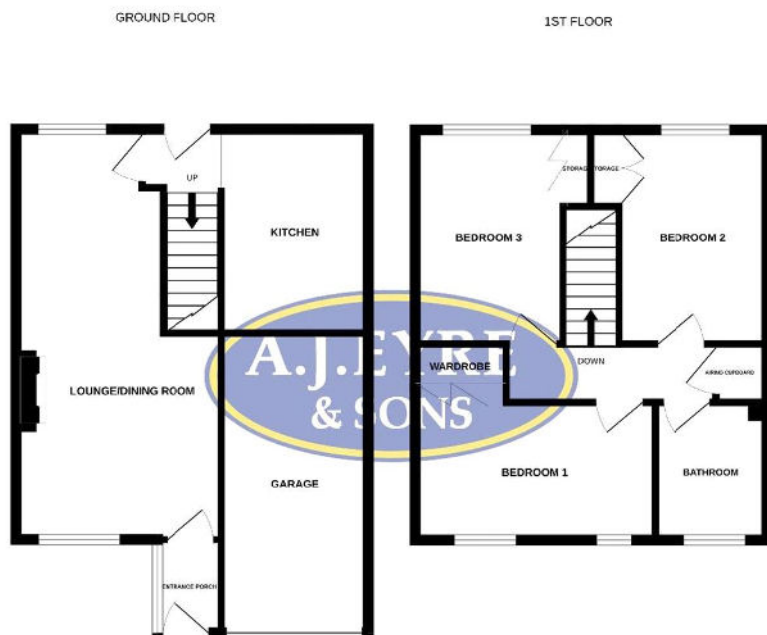




# PRICE: £320,000



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.

Made with Metreplan 5.0.0.24

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



## Roselands, Lovedean, PO8 9QZ

CUL DE SAC LOCATION is just one of the benefits to complement this THREE BEDROOM SEMI DETACHED HOUSE in Lovedean. Accommodation boasting spacious lounge / dining room, modern kitchen, driveway providing ample off road parking leading to the garage which has an abundance of overhead storage space.

#### Entrance Porch

Double glazed front door, double glazed obscured side panel, laminate wood effect flooring, textured ceiling, door to lounge / dining room.

#### Lounge / Dining Room

(Maximum measurements)

Feature fireplace with white wood surround and mantle, marble effect back and hearth with inset electric fire, two double glazed windows to front and rear aspects, two radiators, coved and textured ceiling.

#### Inner Hall

Stairs to the first floor, double glazed door to garden and rear aspect, door to kitchen.

#### Kitchen

Modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit, space for freestanding cooker, space and plumbing for washing machine, space for freestanding fridge / freezer, tiled splash back, coved and textured ceiling, laminate wood effect flooring, radiator, double glazed window to rear aspect.

#### FIRST FLOOR

Landing, loft access, airing cupboard with newly fitted combination boiler for central heating and domestic hot water.

#### Bedroom One

(Measurements not including depth of fitted wardrobe cupboard).

Double glazed window to front aspect, radiator, fitted wardrobe cupboard, coved and textured ceiling.

#### Bedroom Two

(Measurements not including depth of fitted wardrobe cupboard).

Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, coved and textured ceiling.

#### Bedroom Three

(Measurements not including depth of fitted wardrobe cupboard).

Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, coved and textured ceiling.

#### Bathroom

Suite comprising panelled bath with mixer tap and hand held shower attachment, wall mounted shower, pedestal wash hand basin, close coupled low level wc, radiator, double glazed obscured window to front aspect, laminate wood effect flooring, tiled to principle areas, coved and textured ceiling.

#### OUTSIDE

Frontage, driveway providing ample off road parking leading to the garage with the remainder laid with lawn with mature planting. Gated access leads down the side of the property to the rear garden. The rear garden boasts block paved patio / seating area with block paved pathway leading to the rear. The remainder of the rear is mainly laid with lawn, panelled fencing complement the side and rear boundaries, mature planting complement the borders, outside tap and gated access.

#### Garage

Up and over door to the front, wall mounted utility meters, power points and lighting, overhead storage

