



**Whimbrel Close,  
Moorings Way,  
Milton, PO4 8YP**



- **Courtesy entrance lobby**
- **Front aspect easterly facing lounge**
- **Westerly facing rear aspect dining room**
- **Westerly facing rear aspect kitchen**
- **Ground floor WC**
- **Three double bedrooms**
- **Three piece first floor bathroom**
- **Integral garage and driveway**
- **Enclosed westerly facing lawned and paved rear garden**
- **Gas central heating and double glazing**
- **Cul-de-sac location**
- **No Forward chain**



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**A three bedroom semi-detached self-build family house situated in a cul-de-sac location close to Milton Common and coming to the market for the first time since the original owners had the house back in the 1960's.**

## **ACCOMMODATION**

**ENTRANCE LOBBY** via frosted double glazed front door with adjacent frosted double glazed windows, panelled radiator, frosted single glazed door leading through to lounge.

**LOUNGE** 16ft 4 (4.98m) x 13ft 8 (4.17m) easterly facing front aspect room via double glazed window overlooking front garden area, three panelled radiators, open tread staircase leading to first floor, heating thermostat, frosted borrowed light from dining room, television point, door to dining room.

**DINING ROOM** 9ft (2.76m) x 8ft 5 (2.57m) westerly facing rear aspect room via double glazed sliding patio doors overlooking rear garden, panelled radiator, door to kitchen.

**KITCHEN** 12ft 10 (3.92m) x 8ft 5 (2.57m) rear aspect westerly facing room via double glazed window overlooking lawned garden, kitchen comprising single bowl double drainer stainless steel sink unit with chrome taps over, wood effect roll edge work surfaces with tiled splashback, range of storage cupboard and drawers under, further range of matching high level cupboards with under and over pelmet, built-in electric oven with four ring electric hob and cooker hood over, space for freestanding fridge/freezer, space for washing machine, door leading to inner lobby with access to integral garage and ground floor w.c.

**GROUND FLOOR WC** comprising low level suite, wall mounted wash hand basin with chrome tap and tiled splashback, frosted side aspect double glazed window, wall mounted boiler.

**INTEGRAL GARAGE** 17ft 8 (5.40m) x 8ft 6 (2.59m) power and light point, electric meter, gas meter and fuses, side aspect double glazed window plus double glazed door to side of property.

**FIRST FLOOR LANDING** doors to all rooms, access to loft space, built-in airing cupboard with lagged cylinder.

**BEDROOM 1** 12ft 3 (3.74m) x 10ft 5 (3.17m) plus two recesses, easterly facing front aspect room via double glazed window, panelled radiator.

**BEDROOM 2** 12ft 3 (3.73m) x 8ft 6 (2.60m) easterly facing front aspect room via double glazed window, two built-in wardrobes concealing further bulkhead storage cupboard, panelled radiator, further wardrobe.

**BEDROOM 3** 8ft 9 (2.68m) x 8ft 5 (2.57m) westerly facing rear aspect room via double glazed window overlooking rear gardens, panelled radiator, triple built-in wardrobe via panel effect doors, further recess.

**FAMILY BATHROOM** 10ft 5 (3.17m) reducing to 8ft 3 (2.53m) x 10ft (3.05m) reducing to 8ft 5 (2.56m) westerly facing rear aspect room via frosted double glazed window, three piece suite comprising walk-in shower area with two tiled walls glazes screen, chrome shower mixer, pedestal wash hand basin with chrome taps and tiled splashback, close coupled wc, storage cupboard, panelled radiator, tiling to all walls to dado level.

**OUTSIDE** to the front of the property there is an easterly facing front garden area with flower borders, drop kerb with driveway access to integral garage via up and over door, side concrete pathway leading to side of property and rear garden. To the rear of the property there is a westerly facing mostly laid to lawn garden with flower borders, paved patio area, outside tap.

**NB: AGENTS NOTES** an internal inspection is recommended to appreciate this first time to the market since being built by the owner to realise the potential that this three bedroom semi-detached family home has to offer that is situated in the quiet cul-de-sac location just off of Moorings Way and close to Milton Common.

COUNCIL TAX – Portsmouth City Council – Band D - £2,180.92 (2025/2026)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

