



2 Valiant Gardens, Hilsea

Portsmouth

Offers in Region of £270,000









## 2 Valiant Gardens

### Hilsea, Portsmouth

What a great first time purchase! This modern two bedroom home can be found on this popular development in Valiant Gardens, Hilsea and with no forward chain we think would make a great starter home or investment. With easy access to the M27 and the rest of the City there are good local schools and various amenities including shops and parks all close at hand. From the front door you have a small hallway that leads you straight into a nice size Lounge. It's a good shape too and plenty big enough for today's modern furniture. Our favourite room comes next! The kitchen Diner has been well thought out and with a range of modern shaker style wall and base cabinets plus integrated oven, hob and extractor as well as an integrated fridge freezer, space for a washing machine and tumble dryer. The Dining Room area here offers you ample space for a table and chairs and with the double glazed french doors on this side of the room it's light and bright too.

Upstairs you'll find a nice shape landing with access to the two bedrooms and bathroom. The principal bedroom to the front benefits from a storage cupboard and still has plenty of space for wardrobe, drawers and a double bed.

The second bedroom which overlooks the rear garden is good sized single room. The modern bathroom with a white suite and shower over bath has contemporary tiling so no work needed here!

Outside to the front of the house is an off-road parking space, to the back is a low maintenance garden with raised decking, artificial lawn and shrub borders.

This is a great house that we think is ready to move into so new owners can enjoy life and their new home.

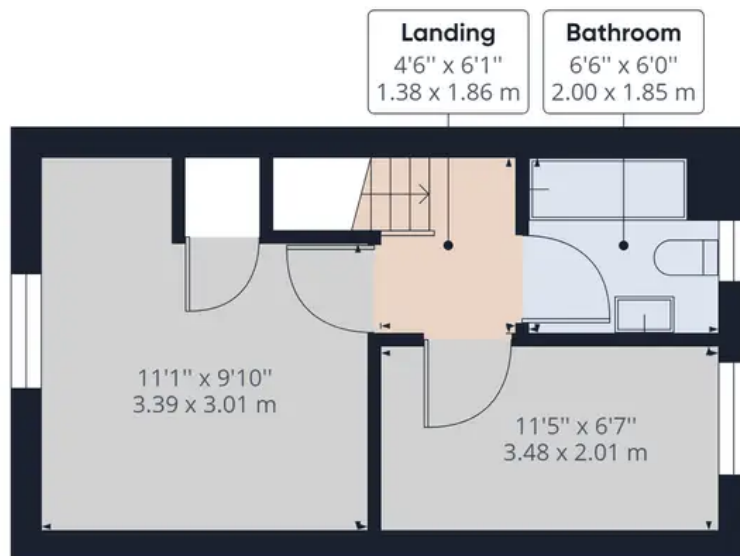
Council Tax band C

Tenure: Freehold





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

562.96 ft<sup>2</sup>

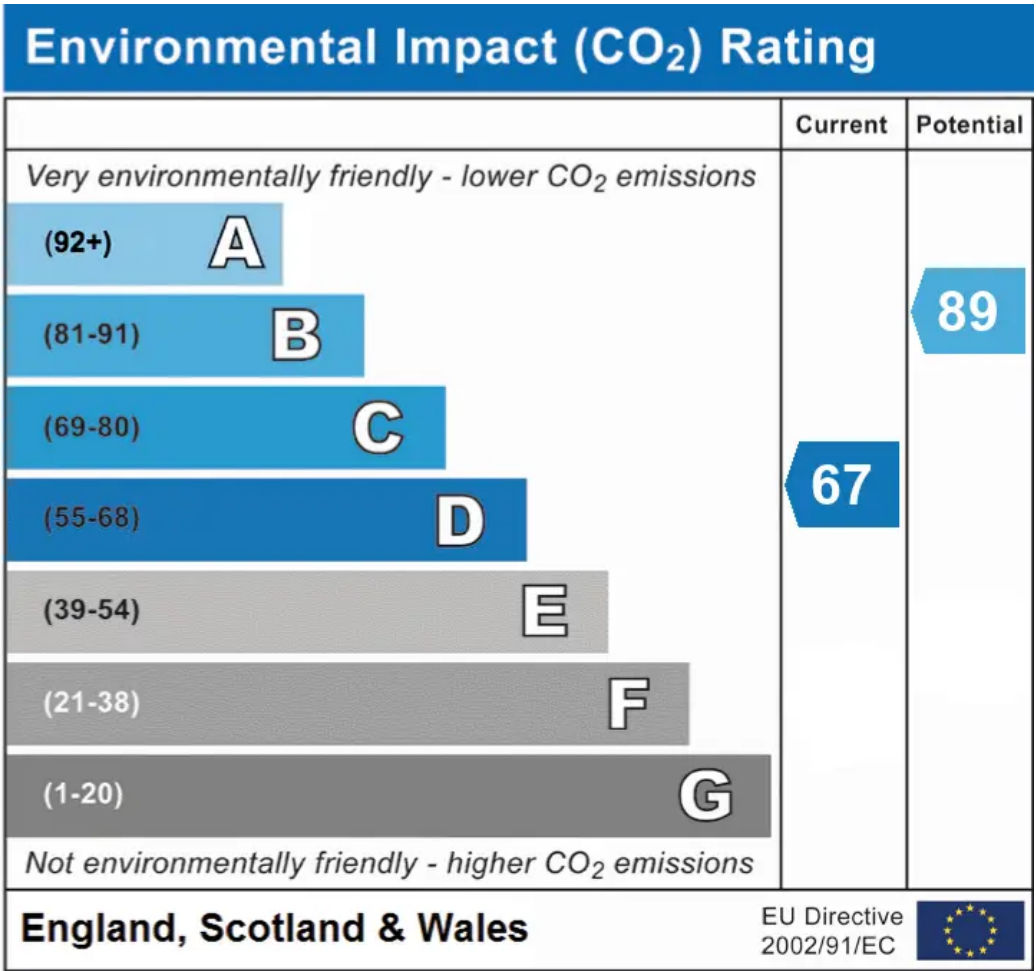
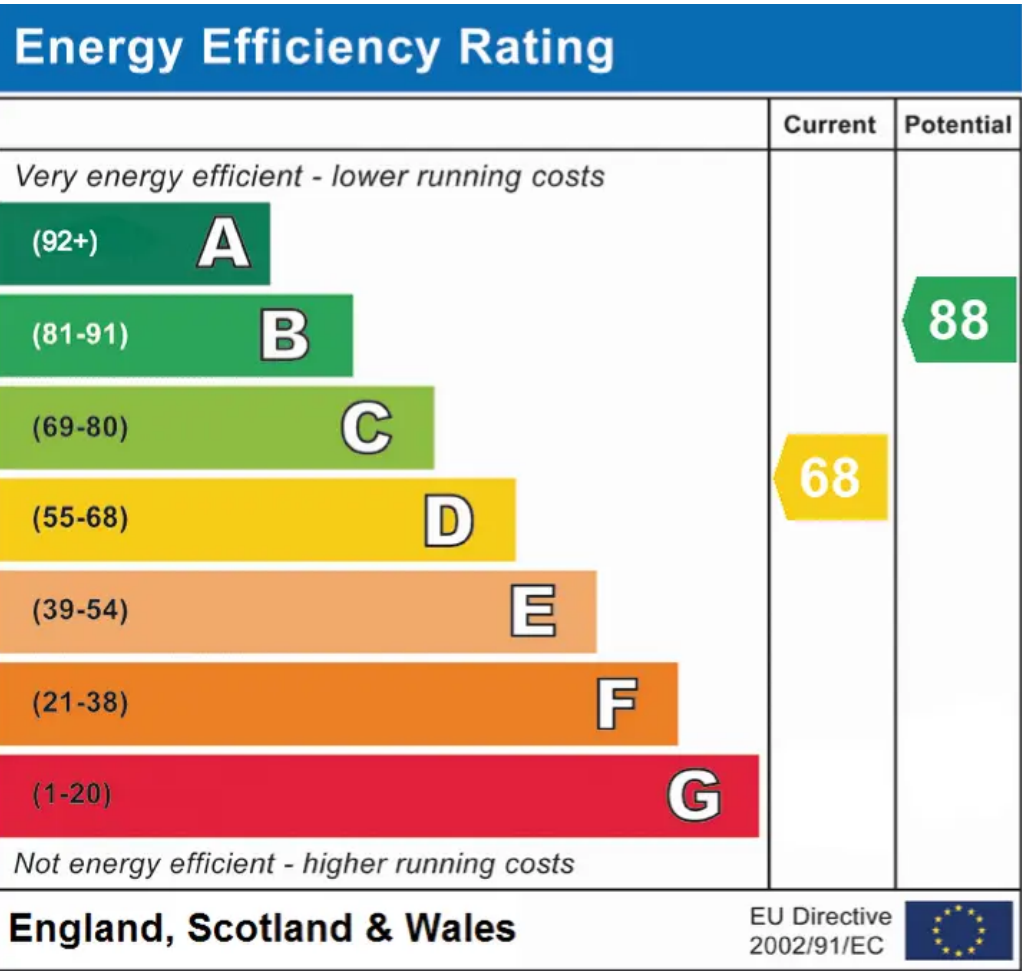
52.30 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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