

## £389,950

### THE QUEENSWAY, PORTCHESTER, PO16 8AY



- Two Double Bedrooms
- Entrance Porch & Hallway
- Lounge
- Kitchen/Diner
- UPVC Conservatory Overlooking The Garden
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Resin Coated Off Street Parking & Side Access
- Detached Garage/Workshop
- Generous Enclosed West Facing Garden

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

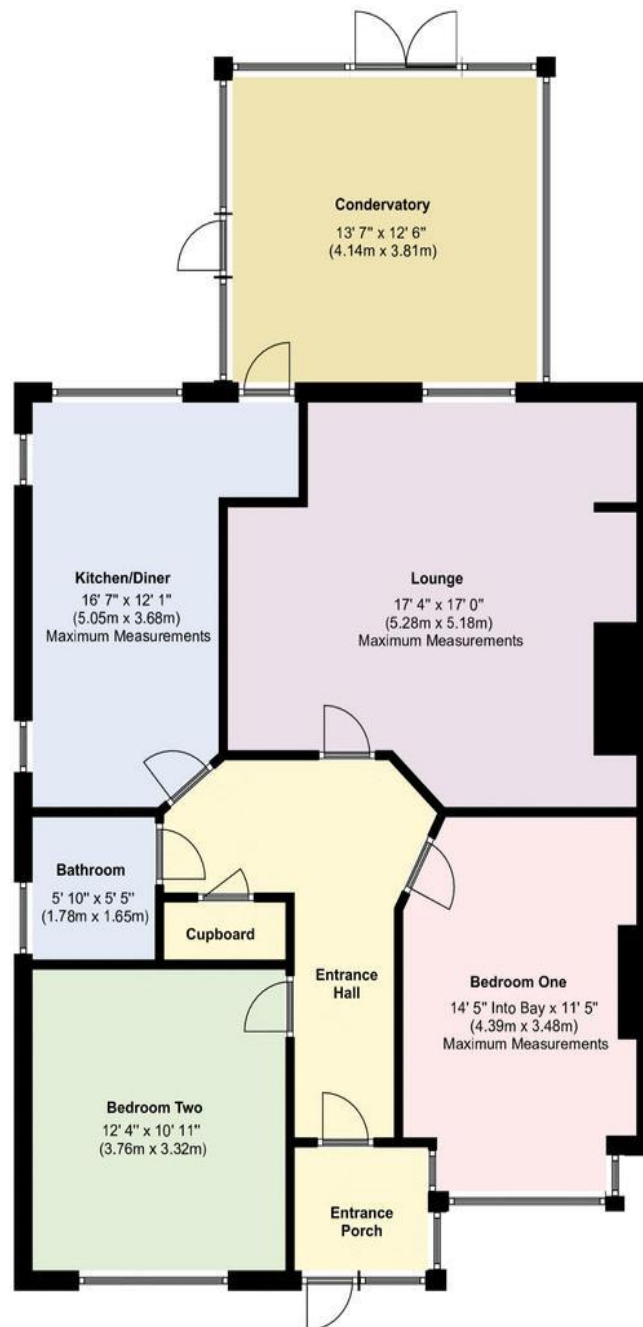
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Property Reference: P2510

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

UPVC part double glazed front door with matching side panel into:

### Entrance Porch:-

5' 8" x 4' 7" (1.73m x 1.40m)

Opaque UPVC double glazed window to side elevation and lighting. Further internal part glazed door to:

### Entrance Hall:-

Built-in storage cupboard housing gas central heating boiler and meters, radiator, dado rail and textured ceiling with access to insulated/boarded loft space via fitted ladder. Wooden doors to:

### Lounge:-

17' 4" x 17' 0" (5.28m x 5.18m) Maximum Measurements

Circular window to rear elevation, feature fireplace with mirror inset and tiled hearth, two radiators, TV aerial point and coving to textured ceiling.



### Kitchen/Diner:-

16' 7" x 12' 1" (5.05m x 3.68m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to side and rear elevations, matching range of fitted base and eye level units, roll top worksurfaces with matching upstands, one and half bowl single drainer sink unit with mixer tap, space for cooker, space and plumbing for washing machine, radiator, space for additional under counter appliances, space for small table and chairs and coving to flat ceiling. UPVC part double glazed door to:



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## Conservatory:-

13' 7" x 12' 6" (4.14m x 3.81m)

UPVC double glazed windows and doors overlooking and accessing the garden, radiator and power connected.



## Bedroom Two:-

12' 4" x 10' 11" (3.76m x 3.32m)

UPVC double glazed window to front elevation, radiator and coving to textured ceiling.



## Bedroom One:-

14' 5" Into Bay x 11' 5" (4.39m x 3.48m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, picture rail and textured ceiling.



## Bathroom:-

5' 10" x 5' 5" (1.78m x 1.65m)

Opaque UPVC double glazed window to side elevation, suite comprising: panelled bath with Mira electric shower unit over, shower screen, pedestal wash hand basin, close coupled WC, tiled walls, radiator and textured ceiling.



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## Outside:-

There is resin coated off street parking to the front with a brick retaining wall, wooden gate to rear garden and side access leads to detached garage/workshop with main up/over door, power connected, double glazed window and side courtesy door.



## Rear Garden:-

West facing, generous size, enclosed, patio area with space for table and chairs for socialising and entertaining purpose, water tap, remainder laid mainly to lawn with mature shrubs, trees and additional seating areas.



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