

£289,950

SULLIVAN CLOSE, PORTCHESTER BORDERS, PO6 4SN



- Two Double Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- Fitted Kitchen
- Lounge
- Conservatory/Dining Room
- Bath & Shower Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Garage/Workshop
- Enclosed South Facing Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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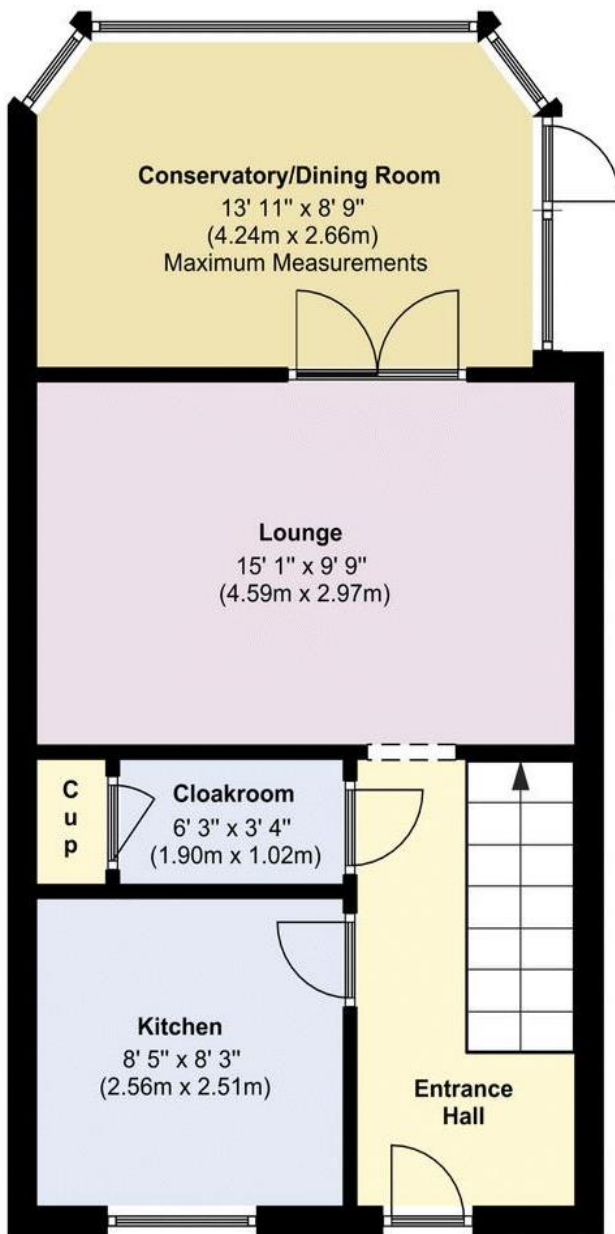


Property Reference: P2593

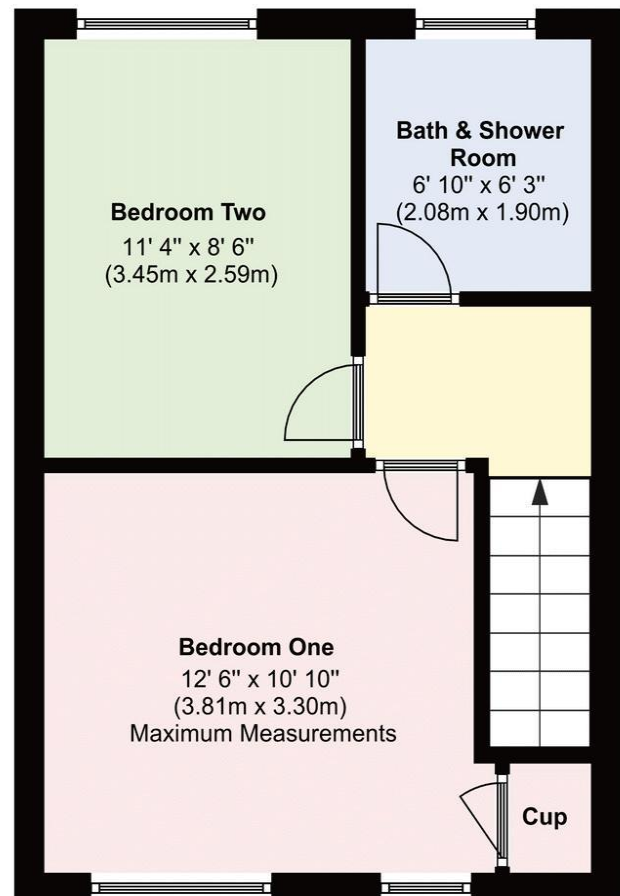
Awaiting EPC

Council Tax Band: C

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



Ground Floor



First Floor

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The Accommodation Comprises:-

Part double glazed composite front door into:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing the meters, radiator, engineered wooden flooring and coving to flat ceiling. Door to:

Downstairs Cloakroom:-

6' 3" x 3' 4" (1.90m x 1.02m)

White suite comprising: close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, continuation of engineered wooden flooring, extractor, deep storage cupboard housing gas central heating boiler and coving to flat ceiling.



Kitchen:-

8' 5" x 8' 3" (2.56m x 2.51m)

UPVC double glazed window to front elevation, matching range of fitted base and eye level storage units, roll top work surfaces, single bowl sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor over, space and plumbing for dishwasher, space for tall fridge/freezer, engineered wooden flooring, radiator and flat ceiling with spotlighting inset.



Lounge:-

15' 1" x 9' 9" (4.59m x 2.97m)

Continuation of engineered wooden flooring, radiator, TV aerial point and coving to flat ceiling. UPVC double glazed French doors to:



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Conservatory/Dining Room:-

13' 11" x 8' 9" (4.24m x 2.66m) Maximum Measurements

UPVC double glazed windows and door overlooking and accessing the rear garden, double glazed glass roof, space for table and chairs, tiled flooring and power connected.



First Floor Landing:-

Flat ceiling and access to loft. Doors to:

Bedroom One:-

12' 6" x 10' 10" (3.81m x 3.30m) Maximum Measurements

UPVC double glazed windows to front elevation, built-in over stairs wardrobe cupboard, radiator, wooden flooring and coving to flat ceiling.



Bedroom Two:-

11' 4" x 8' 6" (3.45m x 2.59m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and coving to flat ceiling.

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Bath & Shower Room:-

6' 10" x 6' 3" (2.08m x 1.90m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: claw foot free standing bath with mixer tap and handheld shower attachment, separate shower cubicle with rainwater shower and handheld shower attachment, pedestal wash hand basin with mixer tap, close couple WC, chrome heated towel rail, tiled walls, wood effect laminate flooring, extractor and flat ceiling.



Outside:-

Enclosed shingle front garden area with shrubs, low level brick wall and wrought iron gate. Block paved off street parking leads to:

Garage/Workshop:-

Brick built, roller door, power connected, space and plumbing for washing machine and UPVC part double glazed door to rear garden.

Rear Garden:-

South facing, low maintenance, enclosed, water tap, outside power socket, slate chipped borders and wooden shed (to remain).



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