

£325,000

SANDPORT GROVE, PORTCHESTER



- Three Bedrooms
- Entrance Hallway
- 22' Lounge/Diner
- Fitted Kitchen
- Utility Room
- Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Garage/Workshop
- Enclosed Rear Garden
- No Onward Chain

Portchester Office

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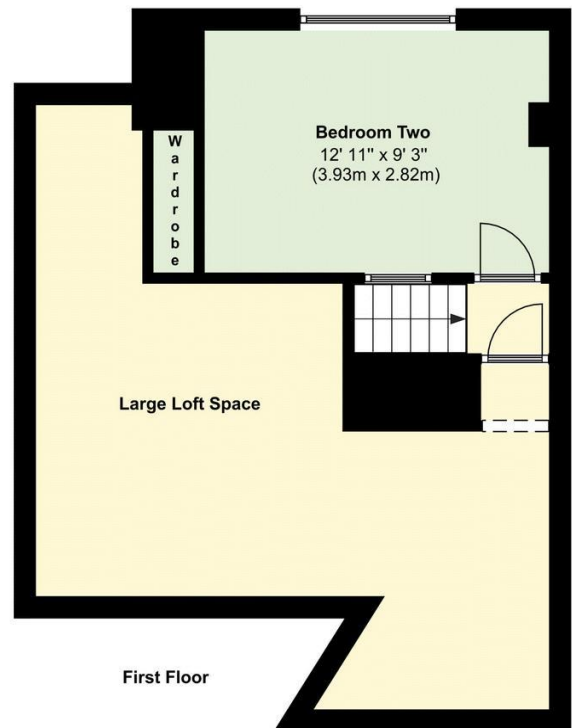
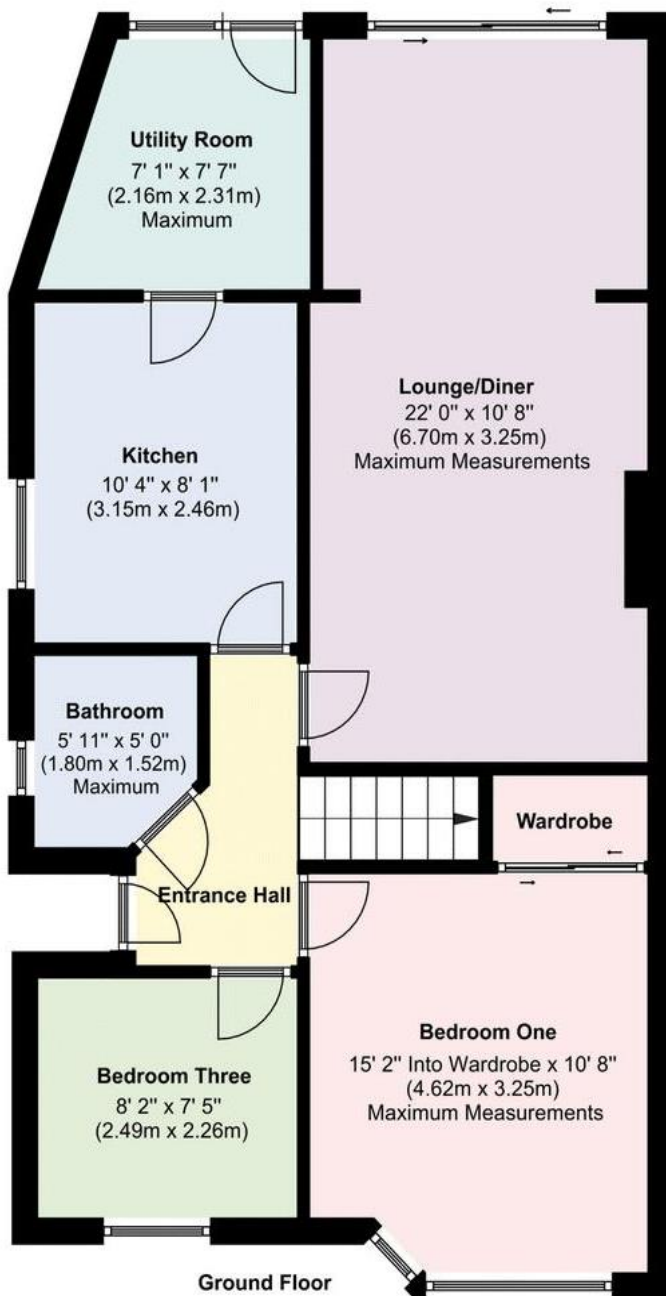


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2597

Council Tax Band: C

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



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The Accommodation Comprises:-

Part glazed double doors to:

Entrance Porch:-

Quarry tiled floor. Part glazed internal wooden door to:

Entrance Hall:-

Stairs to first floor, radiator and coving to textured ceiling. Doors to:

Lounge/Diner:-

22' 0" x 10' 8" (6.70m x 3.25m) Maximum Measurements

Feature stone fireplace, two radiators, TV aerial point, space for table and chairs, coving to textured ceiling and double glazed sliding patio door to rear garden.

Kitchen:-

10' 4" x 8' 1" (3.15m x 2.46m)

Opaque double glazed window to side elevation, fitted base and eye level storage units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, space for under counter fridge, cupboard housing gas central heating boiler, radiator and textured ceiling. Part glazed internal door to:



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Utility Room:-

7' 1" x 7' 7" (2.16m x 2.31m) Maximum Measurements

Double glazed window and door overlooking and accessing the rear garden, radiator, space and plumbing for washing machine and work surface.



Bedroom Three:-

8' 2" x 7' 5" (2.49m x 2.26m)

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



Bedroom One:-

15' 2" Into Wardrobe x 10' 8" (4.62m x 3.25m) Maximum Measurements

Double glazed part bay window to front elevation, radiator, under stairs wardrobe cupboard and textured ceiling.



Bathroom:-

5' 11" x 5' 0" (1.80m x 1.52m) Maximum Measurements

Opaque double glazed window to side elevation, suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor and coving to textured ceiling.



First Floor Landing:-

Textured and sloping ceiling, door to bedroom two and additional door leads to a large wrap around loft space with the potential to extend (stpp).

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Bedroom Two:-

Double glazed window to rear elevation overlooking the garden, radiator, built-in wardrobe, glazed window to stairwell and textured ceiling.



Outside:-

Off street parking, shrub borders, low level brick retaining wall and wooden gate to rear leads to garden. Side access leads to garage/workshop with up and over door, two windows and side courtesy door.

Rear Garden:-

Enclosed, patio for entertaining, remainder laid to lawn with shrub borders.



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