

£315,000

SISKIN GROVE, WATERLOOVILLE, PO7 8HW



- Two Double Bedrooms
- Entrance Lobby
- Lounge
- Fitted Kitchen
- UPVC Conservatory/Dining Room
- Shower Room
- Double Glazing & Gas Central Heating
- Off Road Parking
- 16' 10" x 8' 4" Garage/Workshop
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

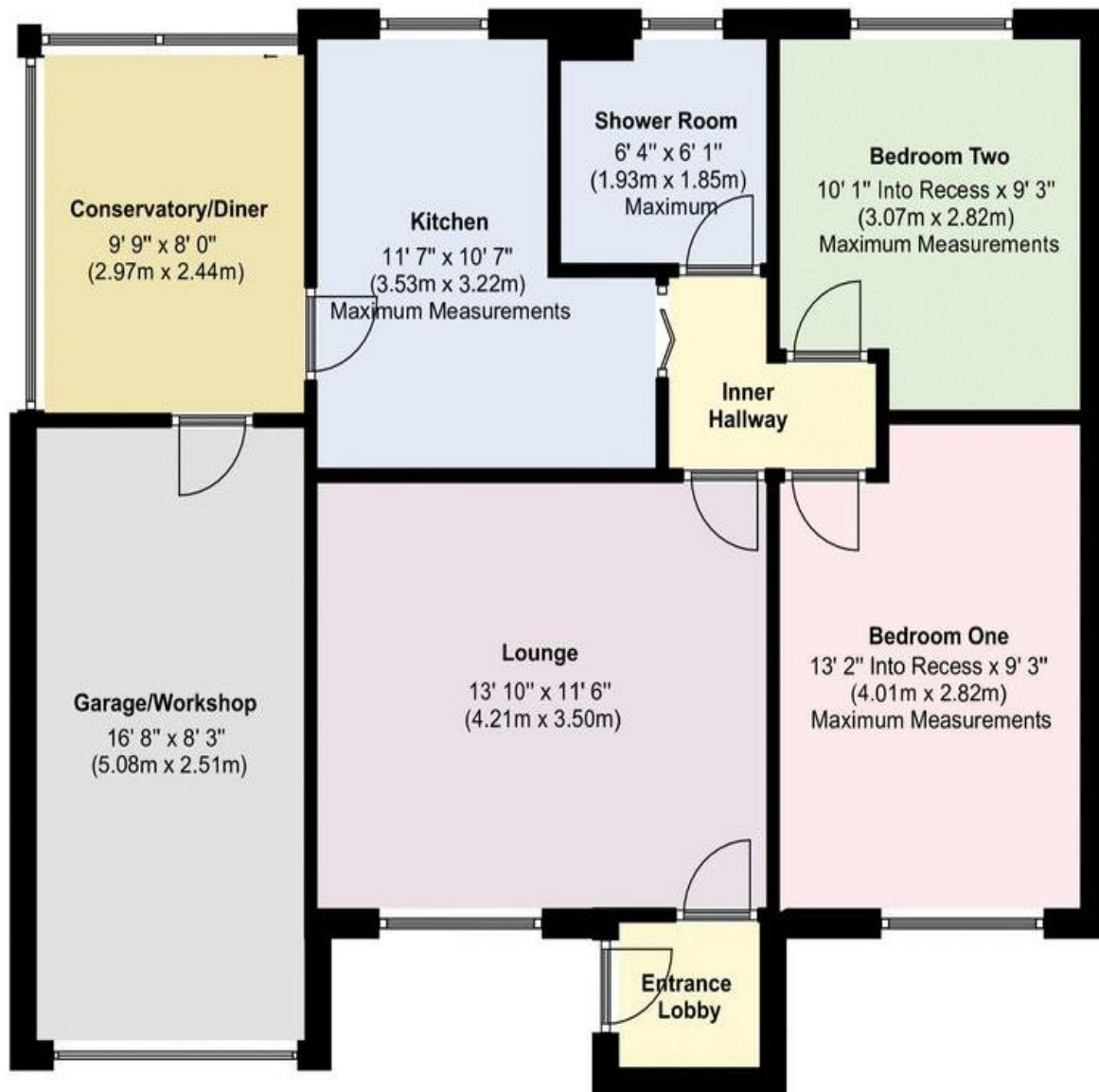
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Property Reference: P2493

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	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:-

Part double glazed composite front door into:

Entrance Lobby:-

Radiator, tiled flooring and textured ceiling. Part glazed door to:

Lounge:-

13' 10" x 11' 6" (4.21m x 3.50m)

UPVC double glazed window to front elevation, radiator, TV aerial point, engineered oak flooring and textured ceiling. Part glazed door to:



Inner Hallway:-

Tiled flooring, textured ceiling and access to part boarded loft via fitted ladder. Doors to:

Kitchen:-

11' 7" x 10' 7" (3.53m x 3.22m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, modern range of fitted base, eye level, glass display and larder style soft close units, roll top worksurfaces, single bowl stainless steel sink unit with extendable mixer tap, part tiled walls, space for range style cooker with splashback and extractor, matching cupboard housing gas central heating boiler, integrated washing machine, built-in fridge/freezer, radiator, tiled flooring and textured ceiling. UPVC part double glazed door to:

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Conservatory/Diner:-

9' 9" x 8' 0" (2.97m x 2.44m)

UPVC double glazed windows and sliding door overlooking and accessing the rear garden, radiator, tiled flooring, space for a table and chairs, power connected and courtesy door to garage/workshop.



Bedroom One:-

13' 2" Into Recess x 9' 3" (4.01m x 2.82m) Maximum Measurements

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



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Bedroom Two:-
10' 1" Into Recess x 9' 3" (3.07m x 2.82m) Maximum Measurements

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



Shower Room:-
6' 4" x 6' 1" (1.93m x 1.85m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising: corner shower cubicle, wash hand basin inset vanity unit with mixer tap, WC with concealed cistern and shelf above, tiled walls, chrome heated towel rail, tiled flooring and textured ceiling.



Outside:-

Established front garden with a selection of shrubs and fruit trees with driveway allowing off street parking and leading to:



Garage:-
16' 8" x 8' 3" (5.08m x 2.51m)

Up and over door, power connected and internal courtesy door to conservatory/diner.

Rear Garden:-

Enclosed, patio area for entertaining purposes, shingle and shrub borders, water tap, an additional wooden decked seating area, water feature and summer house with power connected.

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