

£345,000

STONELEIGH CLOSE, PORTCHESTER, PO16 9TQ



- Three Bedrooms
- Entrance Porch
- 23ft Lounge/Dining Room
- Fitted Kitchen
- First Floor Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Block Paved Parking
- Garage/Workshop
- Enclosed Rear Garden
- Wicor & Cams School Catchment
- Cul De Sac Position

Portchester Office

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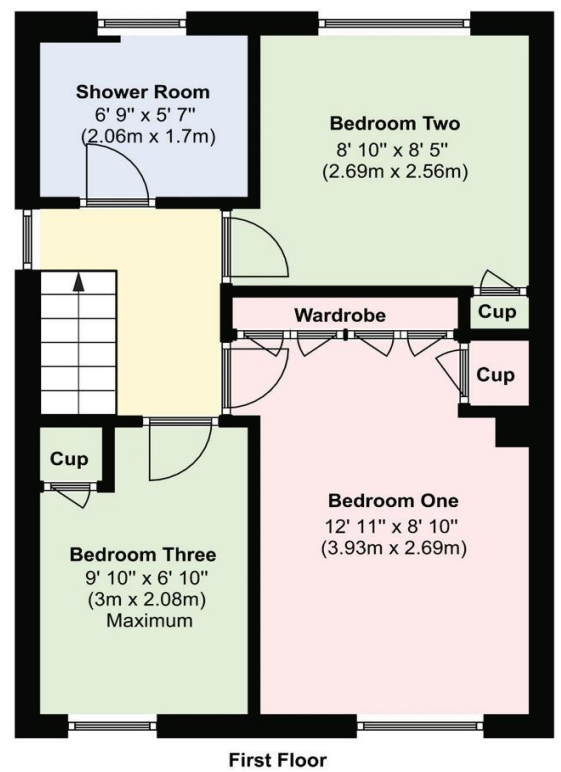
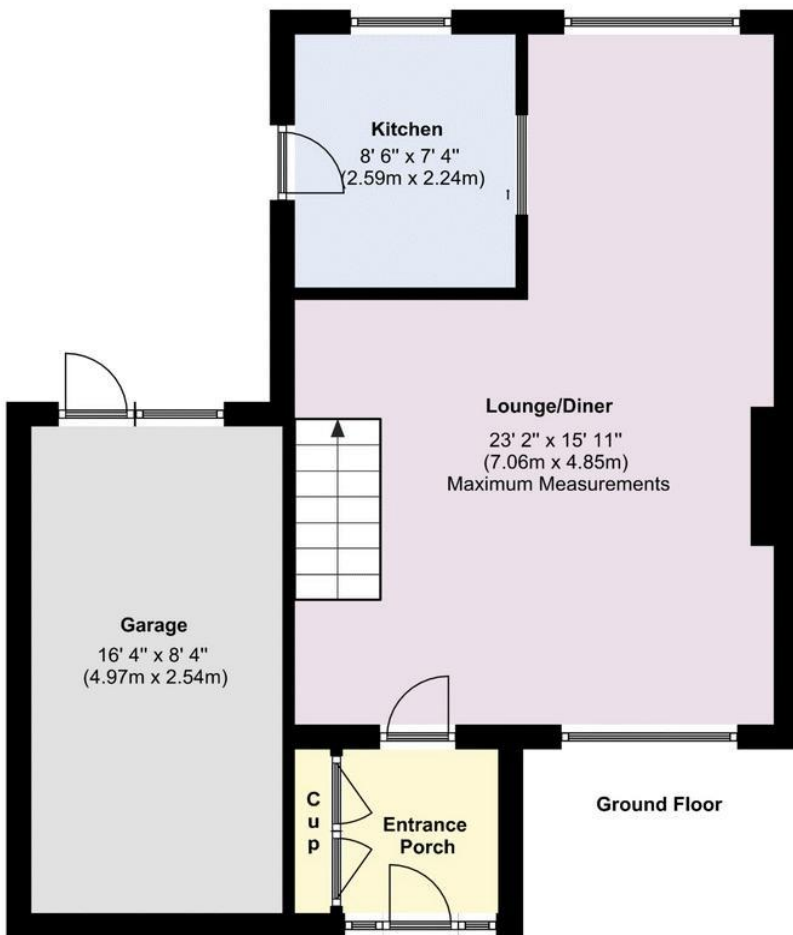
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2612

Council Tax Band: C

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 panels into:

Entrance Porch:-

Built-in storage cupboard and flat ceiling with lighting inset. Internal door to:

Lounge/Diner:-

23' 2" x 15' 11" (7.06m x 4.85m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to front and rear elevations, two double radiators, stairs to first floor, a feature marble fireplace with matching raised hearth, space for table and chairs, TV aerial point and flat ceiling. Sliding door to:



Lounge Area:-



Dining Area:-



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Kitchen:-

8' 6" x 7' 4" (2.59m x 2.24m)

UPVC double glazed window to rear elevation overlooking the garden, fitted range of base and eye level units and further display shelf ideal for microwave, roll top work surfaces, one and a half bowl single sink unit with mixer tap, part tiled walls, oven with gas hob above and concealed extractor over, space and plumbing for washing machine, space for tall fridge/freezer and UPVC part double glazed door accessing the side courtyard and rear garden.



First Floor Landing:-

UPVC double glazed window to side elevation, flat ceiling and access to part boarded and insulated loft space via fitted ladder. Doors to:

Bedroom One:-

12' 11" x 8' 10" (3.93m x 2.69m)

UPVC double glazed window to front elevation, fitted bedroom furniture (to remain), radiator, built-in airing/storage cupboard and textured ceiling.



Bedroom Two:-

8' 10" x 8' 5" (2.69m x 2.56m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in storage cupboard and flat ceiling.



Bedroom Three:-

9' 10" x 6' 10" (3m x 2.08m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in storage cupboard and textured ceiling.



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Shower Room:-

6' 9" x 5' 7" (2.06m x 1.7m)

Opaque UPVC double glazed window to rear elevation, suite comprising shower cubicle, close coupled WC, wash hand basin inset vanity unit with mixer tap, water proof shower wall panelling to walls, chrome heated towel rail, extractor fan and flat ceiling with spotlighting inset.



Outside:-

Block paved off street parking and side pedestrian access with wooden gate lead to the courtyard area and rear garden.

Garage/Workshop:-

16' 4" x 8' 4" (4.97m x 2.54m)

Up and over door, power and light connected, window and rear courtesy door leading to garden.

Rear Garden:-

Enclosed, laid mainly to lawn, patio area for entertaining purposes, shrub and shingle borders, water tap and wooden shed (to remain).



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