

£339,995

OLIVE CRESCENT, PORTCHESTER, PO16 9NU



- Three Bedrooms
- Entrance Lobby
- Dual Aspect Lounge
- Fitted Kitchen
- Downstairs Shower Room
- En Suite Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Road Parking & Driveway
- Detached Garage/Workshop
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

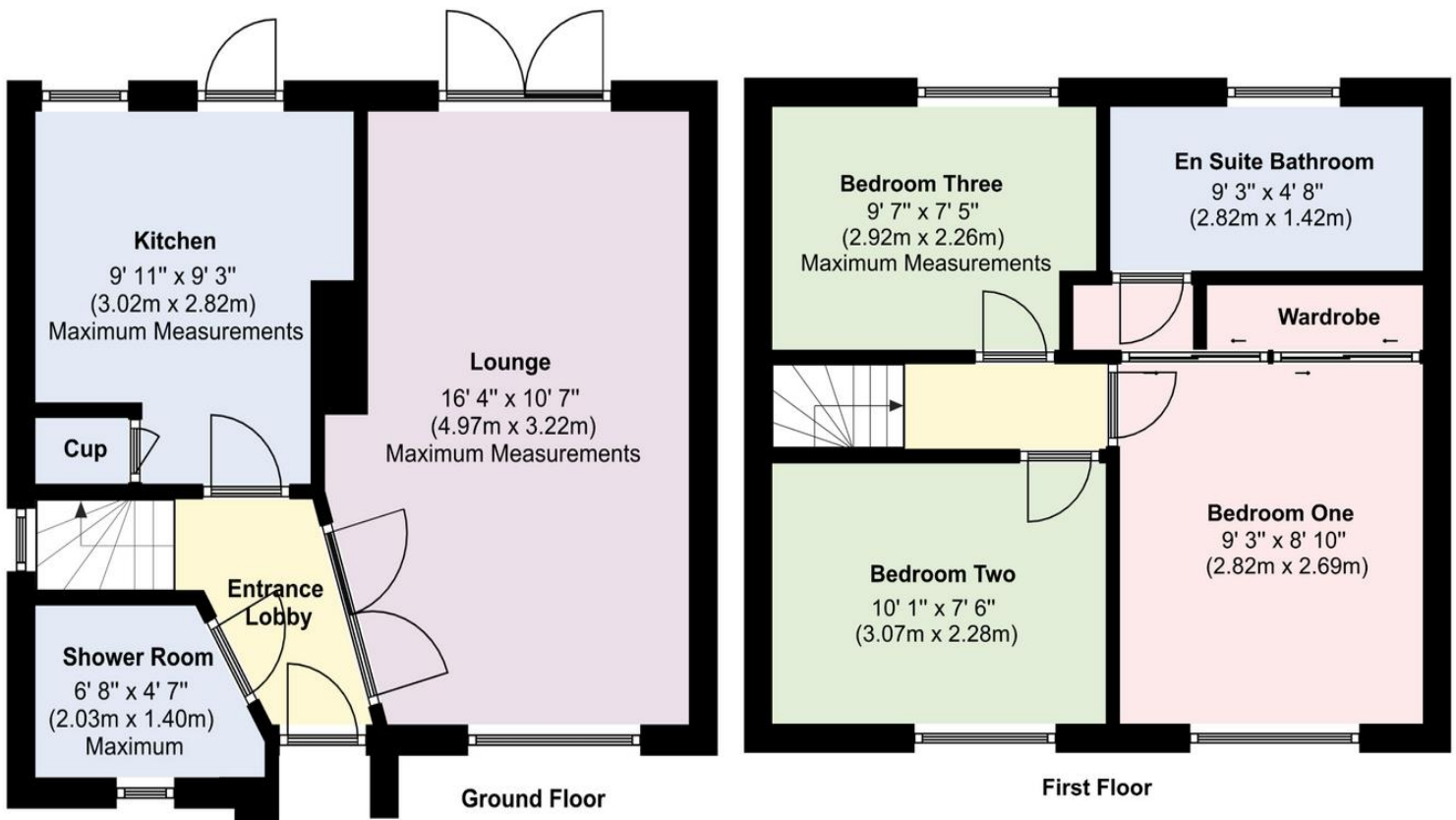
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2590

Council Tax Band: C

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



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The Accommodation Comprises:-

Covered entrance and UPVC part double glazed front door into:

Entrance Lobby:-

Return stairs to first floor and radiator. Part glazed double opening wooden doors to:

Lounge:-

16' 4" x 10' 7" (4.97m x 3.22m) Maximum Measurements

Dual aspect room with UPVC double glazed window to front elevation, two radiators, TV aerial point, coving to textured ceiling and UPVC double glazed French doors overlooking and accessing the rear garden.



Kitchen:-

9' 11" x 9' 3" (3.02m x 2.82m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, range of fitted base and eye level storage units, kickboard heater, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven, induction hob with extractor canopy over, space for tall fridge/freezer, space and plumbing for washing machine, under stairs storage cupboard, wood effect laminate flooring, flat ceiling and UPVC part double glazed door leading to rear garden.



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Downstairs Shower Room:-
6' 8" x 4' 7" (2.03m x 1.40m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, suite comprising: corner shower cubicle with rainwater shower and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with mixer tap, waterproof shower wall panelling, radiator, extractor and ceiling with spotlighting inset.



First Floor Landing:-

Opaque UPVC double glazed window side elevation on half landing, radiator and access to loft. Doors to:

Bedroom One:-
9' 3" x 8' 10" (2.82m x 2.69m)

UPVC double glazed window to front elevation, radiator, mirror fronted sliding doors to built-in wardrobe, wood effect laminate flooring and coving to flat ceiling. White sliding doors lead to hidden door accessing:



En Suite Bathroom:-
9' 3" x 4' 8" (2.82m x 1.42m)

UPVC double glazed window to rear elevation overlooking the garden, suite comprising: P-shaped panelled bath with mixer tap and handheld shower attachment, shower screen, close coupled WC, wash hand basin inset vanity unit with mixer tap and splashback, chrome heated towel rail, part waterproof shower wall panelling, extractor and ceiling with spotlighting inset.



Bedroom Two:-
10' 1" x 7' 6" (3.07m x 2.28m)

UPVC double glazed window to front elevation, flat ceiling and sloping ceiling, radiator and wood effect laminate flooring.

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Bedroom Three:-
9' 7" x 7' 5" (2.92m x 2.26m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, flat ceiling and sloping ceiling, radiator and built-in storage cupboard housing gas central heating boiler.



Outside:-

Ample shingle off street parking, mature hedging and driveway to side. Double opening wooden gates leads to:



Rear Garden:-

Enclosed, decking area with space for table and chairs for socialising and entertaining purposes, lawn, shrub borders, outside power sockets, water tap, hard standing, wooden summerhouse (to remain) and detached garage/workshop with up and over door, window and side courtesy door.



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