

£449,500

THE THICKET, WIDLEY, WATERLOOVILLE, PO7 5JL



- Three Bedrooms
- Entrance Hall
- Lounge
- Separate Dining/Sitting Room
- Fitted Kitchen/Breakfast Room
- Ground Floor Bathroom
- First Floor Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Road Parking & Driveway
- 17'8 x 9'3 Garage/Workshop
- Generous Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

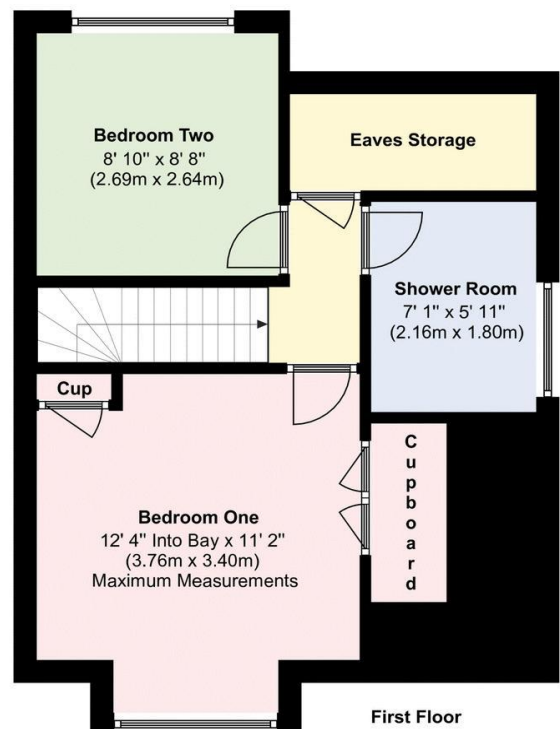
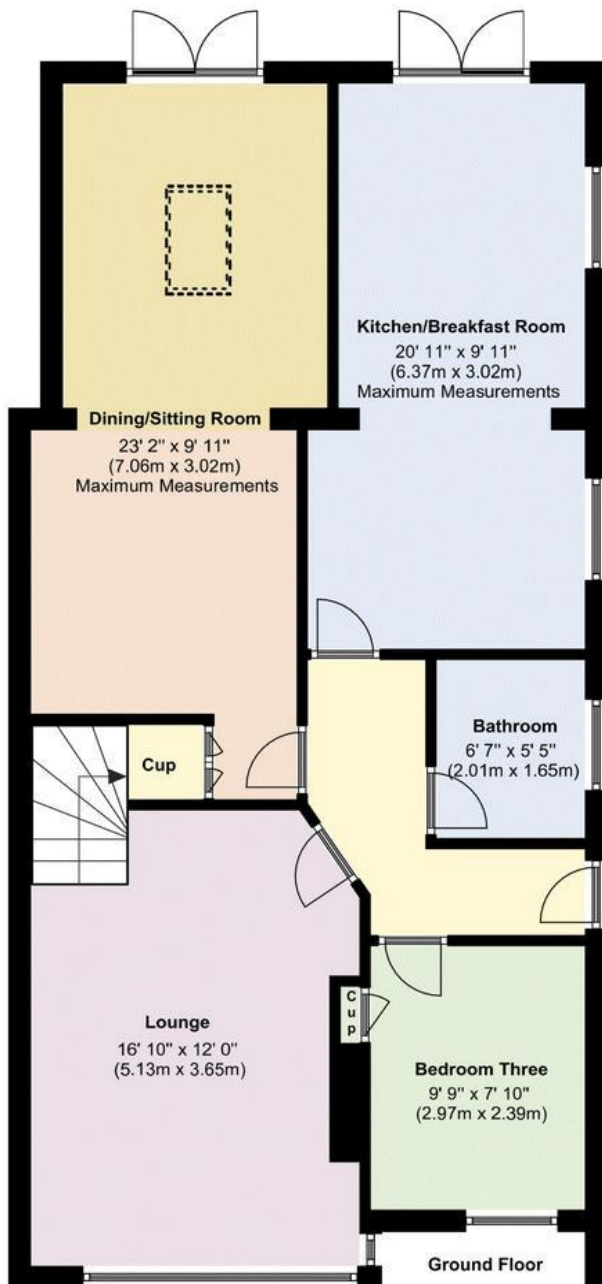
www.fenwicks-estates.co.uk

Property Reference: P2552

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ
 Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk
 www.fenwicks-estates.co.uk



The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Hall:-

Radiator, cupboard housing meters, wood effect laminate flooring, dado rail and flat ceiling with spotlighting inset. Doors to:

Lounge:-

16' 10" x 12' 0" (5.13m x 3.65m)

UPVC double glazed window to front elevation with fitted wooden shutter blinds, radiator, feature fireplace, flat and curved ceiling with spotlighting inset, TV aerial point, stairs to first floor and dado rail.



Dining/Sitting Room:-

23' 2" x 9' 11" (7.06m x 3.02m) Maximum Measurements

Built-in under stairs storage cupboard, radiator, space for table and chairs, wood effect laminate flooring, extension TV aerial point, UPVC double glazed doors overlooking and accessing the garden and flat ceiling with spotlighting and feature ceiling lantern inset.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Kitchen/Breakfast Room:-

20' 11" x 9' 11" (6.37m x 3.02m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to side elevation, fitted range of modern base and eye level storage units, kickboard spotlighting, roll top worksurfaces, one and half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in electric oven with hob above and extractor canopy over, integrated dishwasher, space and plumbing for washing machine, space for American style fridge/freezer, tiled flooring, contemporary vertical radiator, space for table and chairs, flat ceiling with spotlighting inset and UPVC double glazed doors overlooking and accessing the garden.



Bedroom Three:-

9' 9" x 7' 10" (2.97m x 2.39m)

UPVC double glazed window to front elevation with fitted wooden shutters blinds, radiator, wood effect laminate flooring, built-in storage cupboard and coving to flat ceiling.



Bathroom:-

6' 7" x 5' 5" (2.01m x 1.65m)

Opaque UPVC double glazed window to side elevation, white suite comprising: P-shaped panelled bath with mixer tap and handheld shower attachment, curved shower screen, wash hand basin inset vanity unit with mixer tap, WC with concealed cistern and shelf above, part tiled walls, radiator, tiled flooring and coving to flat ceiling with spotlighting inset.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



First Floor Landing:-

Flat and sloping ceiling with spotlighting inset, access to loft and built-in eaves storage cupboard. Doors to:

Bedroom One:-

12' 4" Into Bay x 11' 2" (3.76m x 3.40m) Maximum Measurements

UPVC double glazed window to front elevation with fitted wooden shutter blinds, flat and sloping ceiling with spotlighting inset, radiator and built-in storage cupboards.



Bedroom Two:-

8' 10" x 8' 8" (2.69m x 2.64m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and flat ceiling with spotlighting inset.



Shower Room:-

7' 1" x 5' 11" (2.16m x 1.80m)

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



Outside:-

Shingle off street parking to front with shrub borders, mature hedging, water tap and double opening wooden gates to rear garden. Driveway leads to:

Garage/Workshop:

17' 8" x 9' 3" (5.38m x 2.82m)

Roller door, power connected, UPVC window and UPVC double glazed double opening doors to garden.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Rear Garden:-

West facing, generous size, enclosed, raised wooden decking for entertaining purposes, mature trees, bushes and shrubs, remainder laid mainly lawn with wooden shed and summerhouse (both to remain).



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

