

£320,000

THE PEREGRINES, PORTCHESTER, FAREHAM, PO16 8NA



- Two Bedrooms
- Extended Lounge/Diner
- Extended Master Bedroom with Dressing Area
- Fitted Kitchen
- Shower Room
- Enclosed Rear Garden
- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

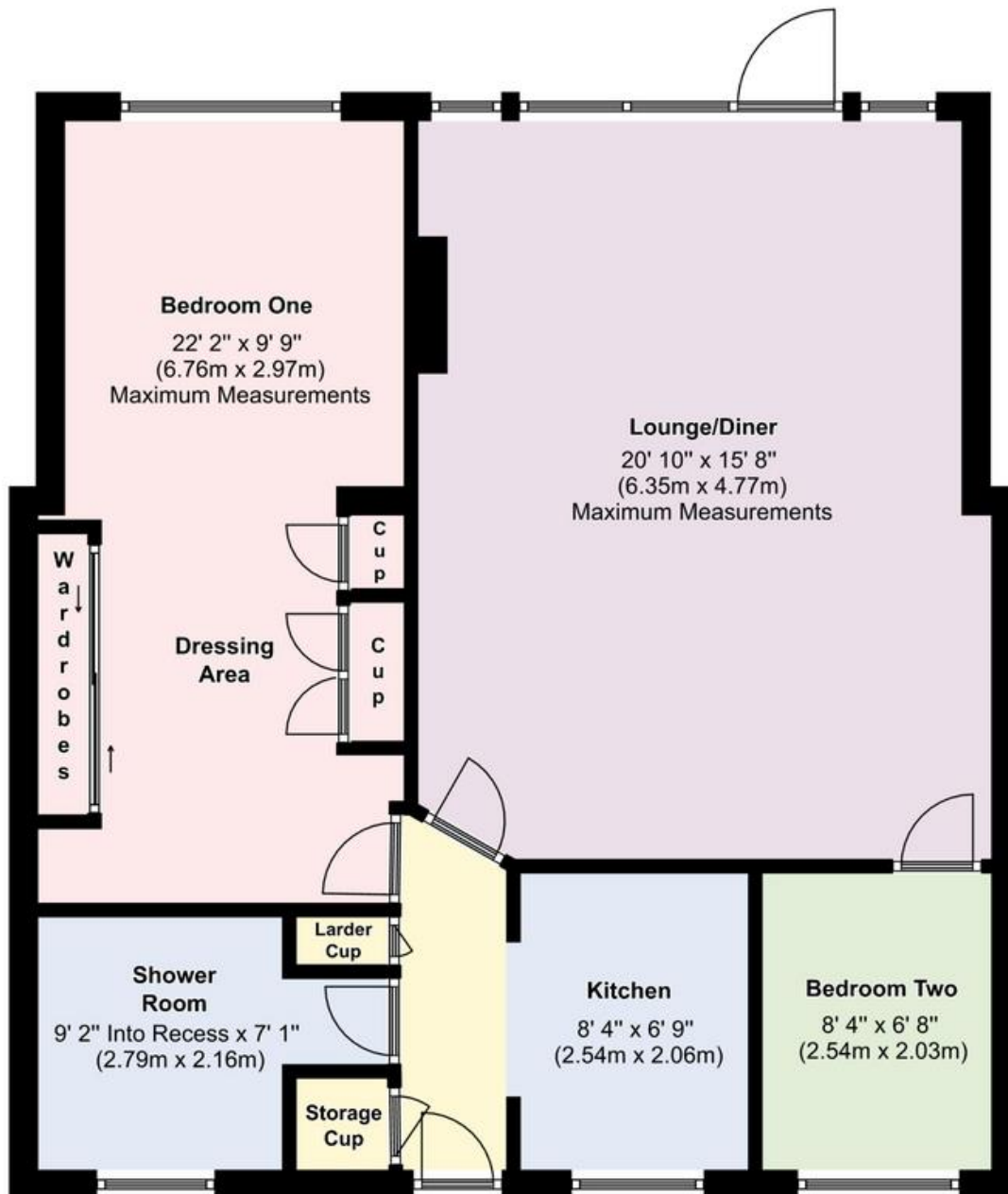
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Property Reference: P2569

Council Tax Band: B

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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The Accommodation Comprises:

Double glazed front door into:

Entrance Lobby:

Cupboard housing meters and further larder-style cupboard with shelving. Doorway to:

Kitchen:

8' 5" x 6' 10" (2.56m x 2.08m)

Leaded light double glazed window to front elevation, fitted range of matching base and eye level units, quartz effect roll top work surfaces, single bowl sink unit with mixer tap and splashback, integrated electric oven and electric hob with extractor hood over, integrated fridge/freezer and wine fridge, integrated washing machine and flat ceiling with spotlighting inset.



Lounge/Diner:

20' 10" x 15' 8" (6.35m x 4.77m)

Leaded light double glazed windows to rear elevation and double glazed patio door overlooking and accessing rear garden, two radiators, feature fireplace with electric fire, space for table and chairs, TV aerial point, wood laminate flooring and coving to flat ceiling.



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Bedroom One:
22' 2" x 9' 9" (6.75m x 2.97m) Maximum Measurements

Leaded light double glazed window to rear elevation overlooking the garden, dressing area with multiple fitted and freestanding wardrobes (to remain), radiator and flat ceiling.



Bedroom Two:
8' 5" x 6' 6" (2.56m x 1.98m)

Leaded light double glazed window to front elevation, radiator, TV aerial point and flat ceiling.



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Shower Room:

9' 2" Into Recess x 7' 2" (2.79m x 2.18m)

Leaded light double glazed opaque window to front elevation, double width shower cubicle with shower screen, wash hand basin inset vanity unit with mixer tap, close-coupled W.C, chrome heated towel rail, tiled walls, tiled floor and flat ceiling with spotlighting inset.



Rear Garden:

Laid mainly with artificial lawn, seating area, flower beds to borders, garden shed (to remain), rear gate gives access to footpath and to the foreshore.



Outside:

Off road parking to front, patio area to side, water tap and external power socket.



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