

THE INDEPENDENT ESTATE AGENT

FAREHAM | FORTCHESTER | LEE ON THE SOLENT | GOSPORT

GUIDE PRICE £485,000

PORTSVIEW GARDENS, PORTCHESTER, PO16 8LX



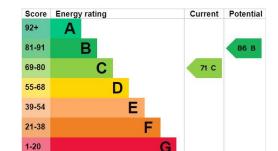
- Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- Fitted Kitchen & Utility Room
- En-Suite Cloakroom)
- Bathroom

- Study/Office (Leading off Bedroom Two)
- Double Glazing & Gas Central Heating
- Resin Driveway
- 30' x 11' (max) Garage/Workshop
- Enclosed West Facing Rear Garden
- No Onward Chain

Portchester Office







Property Reference: P2621

Council Tax Band: D

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



Portchester Office





The Accommodation Comprises:-

Part double glazed composite front door with side panel into:

Entrance Lobby:-

Coving to textured ceiling. Glazed internal door to:

Entrance Hall:-

Radiator, glass wall panelling, built-in storage cupboard, access to loft via fitted ladder and coving to textured ceiling. Doors to:

Lounge:-

16' 5" x 14' 10" (5.00m x 4.52m)

Dual aspect room with double glazed windows to front and side elevations, skirting radiator, TV aerial point and coving to textured ceiling.









Kitchen:-

10' 7" x 9' 4" (3.22m x 2.84m)

UPVC double glazed window to rear elevation, fitted base and eye level units, roll top worksurfaces, one and half bowl sink unit with mixer tap, part tiles walls, built-in eye level oven and grill, built-in electric hob, recess for tall fridge/freezer, radiator, wall mounted gas central heating boiler and textured ceiling. UPVC double glazed door to:



Portchester Office



Fenwicks





Utility Room:9' 8" x 4' 0" (2.94m x 1.22m)

UPVC double glazed windows and sliding patio door overlooking and accessing the rear garden, space and plumbing for washing machine, work surface, space for tumble dryer, radiator and tiled floor.



Bedroom One:-

15' 7" Into Wardrobe x 9' 11" (4.75m x 3.02m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, sliding doors to built-in wardrobes, radiator and coving to textured ceiling. Door to:







Portchester Office





En Suite Cloakroom:-

6' 9" x 2' 5" (2.06m x 0.74m)

Opaque UPVC double glazed window to rear elevation, close coupled WC, wall mounted wash hand basin, part tiled walls, fitted mirror and coving to textured ceiling.

Bedroom Two/Dining Room:-

13' 0" x 8' 5" (3.96m x 2.56m)

Dual aspect room with double glazed windows to front and side elevations, space for table and chairs (if required), radiator and coving to textured ceiling. Door to:



Office/Study:-

10' 8" x 6' 4" (3.25m x 1.93m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, sliding doors to built-in cupboard and coving to textured ceiling.



Bedroom Three:-

10' 9" x 8' 11" (3.27m x 2.72m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, sliding doors to built-in wardrobes and coving to textured ceiling.



Bathroom:-

6' 8" x 5' 8" (2.03m x 1.73m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: corner panelled bath with Mira mains shower over, pedestal wash hand basin, close coupled WC, tiled walls, built-in display unit with fitted mirror and light above, heated towel rail, electric heater and coving to textured ceiling.



Outside:-

Shingle low maintenance front garden, mature shrubs inset, pathway to front door, side pedestrian access and wrought iron gate leads to rear garden. Resin driveway leads to:

Portchester Office



Fenwicks



Garage/Workshop:-

30' 11" x 11' 8" (9.42m x 3.55m) Maximum Measurements

Roller door, power connected, UPVC windows to side elevations, courtesy door to garden and mezzanine style storage area.



West facing, enclosed, patio area with space for table and chairs for socilaising, lawn, shrub borders and water tap.









Portchester Office





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

