

£315,000

ALLENBY GRIVE, PORTCHESTER, PO16 9RP



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Lean-To
- Shower Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Enclosed South Facing Rear Garden
- No Onward Chain
- Central Location

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

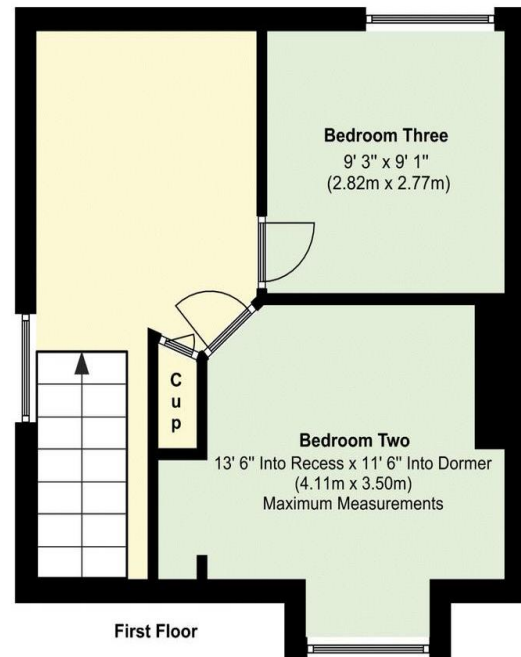
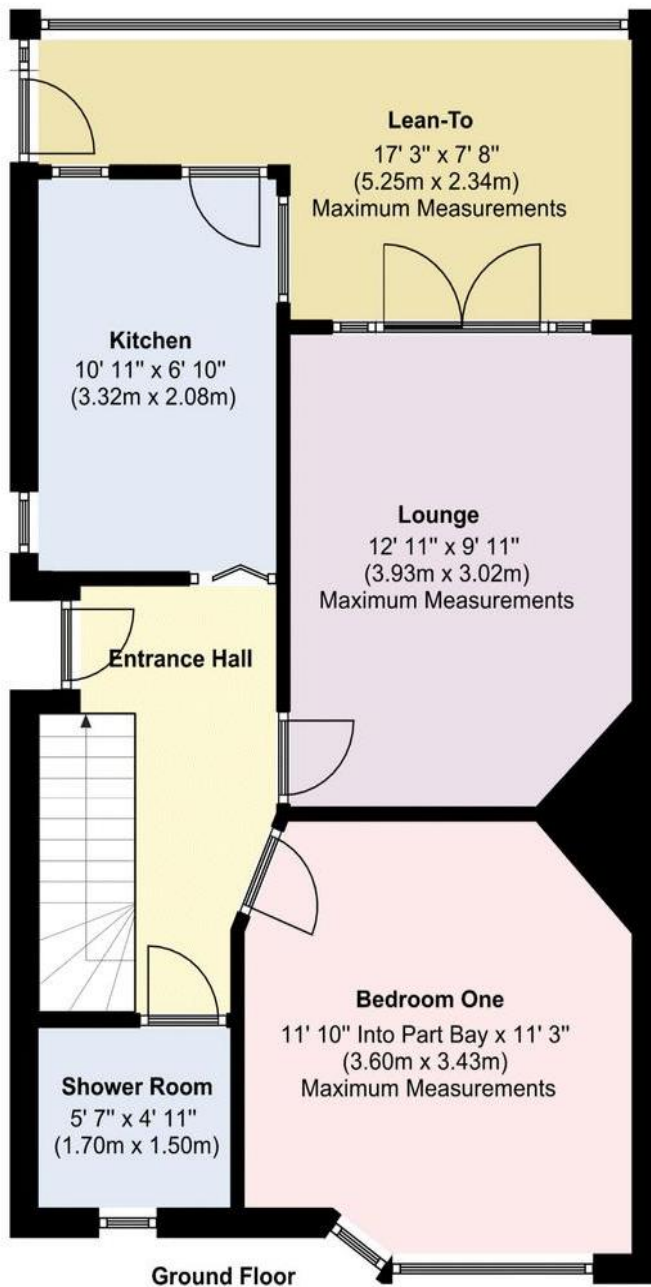
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Property Reference: P2618

Council Tax Band:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

Wooden glazed front door to:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing meters and radiator. Doors to:

Lounge:-

12' 11" x 9' 11" (3.93m x 3.02m) Maximum Measurements

Feature fireplace, TV aerial point, radiator and glazed doors with matching side panels accessing the lean-to.



Kitchen:-

10' 11" x 6' 10" (3.32m x 2.08m)

Opaque UPVC double glazed window to side elevation and further glazed windows to rear and lean-to, fitted range of matching base and eye level storage units, roll top worksurfaces, single bowl stainless steel sink unit inset with mixer tap, part tiled walls, built-in oven with hob above, space and plumbing for washing machine and space for under counter fridge or freezer. Part glazed door to:



Lean-To:-

17' 3" x 7' 8" (5.25m x 2.34m) Maximum Measurements

UPVC double glazed windows and door overlooking and accessing the rear garden, space for table and chairs and power connected.

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Bedroom One:-

11' 10" Into Part Bay x 11' 3" (3.60m x 3.43m) Maximum Measurements

UPVC double glazed part bay window to front elevation and radiator.



Shower Room:-

5' 7" x 4' 11" (1.70m x 1.50m)

Opaque UPVC double glazed window to front elevation, suite comprising: shower cubicle with rainwater shower and hand held shower attachment, wash hand basin inset vanity unit with mixer tap, close coupled WC, tiled walls and chrome heated towel rail.



First Floor Landing:-

UPVC double glazed window to side elevation, access to eaves storage and built-in cupboard housing Vaillant gas central heating boiler. Doors to:

Bedroom Two:-

13' 6" Into Recess x 11' 6" Into Dormer (4.11m x 3.50m) Maximum Measurements

UPVC double glazed window to front elevation, radiator and access to eaves storage.



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Bedroom Three:-
9' 3" x 9' 1" (2.82m x 2.77m)

UPVC double glazed window to rear elevation overlooking the garden and radiator.



Outside:-

Off street parking available to front and low maintenance paved front garden with raised beds. Wrought iron gate leads to:

Rear Garden:-

South facing, enclosed, laid mainly to lawn, shrub borders, a covered seating area, workshop, wooden gate to rear for access and wooden shed (to remain).



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