Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | FORTCHESTER | LEE ON THE SOLENT | GOSPORT

£525,000

CORNAWAY LANE, PORTCHESTR, PO16 9DA



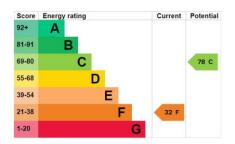
- Three Bedrooms
- En-Suite Shower Room
- Entrance Hallway
- Open Plan Dual Aspect Lounge/Diner/Fitted Kitchen
- Gas Central Heating Boiler

- UPVC Double Glazed Windows & Doors
- Modern Re-Fitted Bathroom
- Off Street Parking
- Enclosed West Facing Rear Garden
- No Onward Chain

Portchester Office







Property Reference: P2651

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 into:

Entrance Lobby:-

LVT flooring, cupboards housing meters, access to loft and flat ceiling with spotlighting inset. Replacement doors to:

Lounge/Diner/Kitchen:-

29' 4" x 23' 2" (8.93m x 7.06m) Maximum Measurements



Lounge-:

Modern vertical radiator, further radiator, TV aerial point, door to bathroom, LVT flooring and flat ceiling with spotlighting inset.





Dining Area:-

UPVC double glazed bi-folding doors overlooking and accessing the rear garden, further UPVC double glazed window and door to side elevation, space for table and chairs, radiator, continuation of LVT flooring and flat ceiling with spotlighting inset.





Portchester Office



Fenwicks

Kitchen Area:-

UPVC double glazed window to side elevation, modern range of refitted matching base and eye level soft close units, roll top work surfaces with matching upstands, one and a half bowl sink unit with mixer tap, built-in eye level oven, gas hob with splashback and extractor canopy above, built-in fridge/freezer, integrated dishwasher and washing machine, matching cupboard housing gas central heating boiler, continuation of LVT flooring and flat ceiling with feature glass lantern and spotlighting inset.





Bedroom One:-

12' 7" x 10' 4" (3.83m x 3.15m)

UPVC double glazed window to front elevation, radiator, TV aerial point, USB sockets and flat ceiling. Door to:





En Suite Shower Room:-6' 7" x 4' 7" (2.01m x 1.40m)

Opaque UPVC double glazed window to side elevation, refitted white suite comprising: double width walk-in shower with rainwater shower and handheld shower attachment, WC with concealed cistern and shelf above, integrated wash hand basin inset vanity unit with mixer tap and fitted mirror light above (to remain), waterproof shower wall, chrome heated towel rail, LVT flooring, extractor and flat ceiling with spotlighting inset.



Portchester Office





Bedroom Two:-

10' 11" x 9' 2" (3.32m x 2.79m)

UPVC double glazed window to side elevation, radiator, TV aerial point, USB sockets and flat ceiling.



Bedroom Three:-

 8^{\prime} $11^{\prime\prime}$ To Door x 8^{\prime} $5^{\prime\prime}$ (2.72m x 2.56m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, TV aerial point, USB sockets and flat ceiling.



Bath & Shower Room:-

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

Opaque UPVC double glazed window to side elevation, refitted white suite comprising: panelled bath with mixer tap, close coupled WC, floating wall mounted vanity unit with wash hand basin inset, mixer tap and fitted mirror light above (to remain), double width shower cubicle with rainwater shower and handheld shower attachment, chrome heated towel rail, waterproof shower wall, LVT flooring, extractor and flat ceiling with spotlighting inset.



Outside:-

Grey shingle off street parking and raised flower bed. Wrought iron gate and further wooden gate gives access either side of the property to:



Rear Garden:-

West facing, enclosed, patio area with space for table and chairs for socialising and entertaining purposes, remainder laid to lawn, water tap, outside power sockets and shed (to remain).



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

