

THE INDEPENDENT ESTATE AGENT

FAREHAM | FORTCHESTER | LEE ON THE SOLENT | GOSPORT

# OFFERS IN EXCESS OF £307,500

KILMISTON DRIVE, PORTCHESTER, PO16 8DY



- Two Double Bedrooms
- Entrance Porch
- 17ft Lounge/Dining Room
- Fitted Kitchen
- UPVC Conservatory
- Modern Bathroom

- Gas Central Heating
- UPVC Double Glazing
- Enclosed South Facing Garden
- Off Street Parking
- Workshop/Utility Room
- No Onward Chain

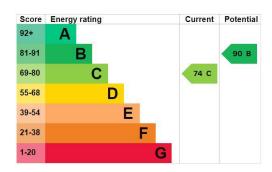
# **Portchester Office**



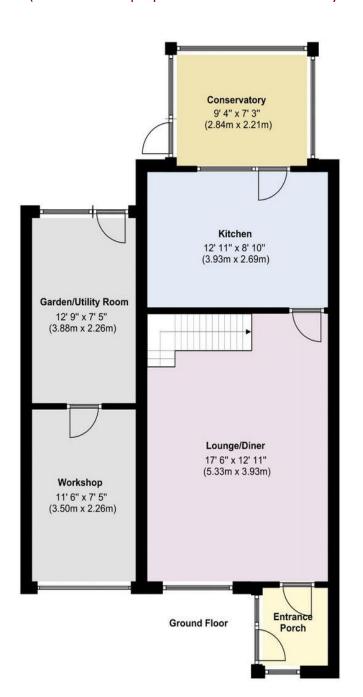


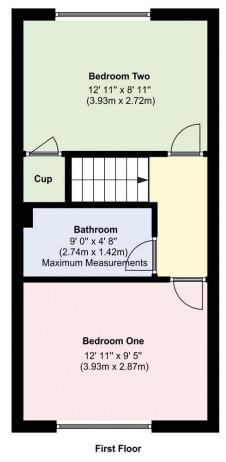
Property Reference: P2591

Council Tax Band: C



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





# **Portchester Office**





# The Accommodation Comprises:-

UPVC double glazed front door with matching side panel into:

### **Entrance Porch:-**

4' 8" x 4' 9" (1.42m x 1.45m)

UPVC double glazed window to front elevation, wood effect laminate flooring and flat ceiling. Part glazed internal door to:

# Lounge/Diner:-

17' 6" x 12' 11" (5.33m x 3.93m)

UPVC double glazed window to front elevation, feature fireplace with electric fire inset, TV aerial point, stairs to first floor, space for table and chairs, two radiators and coving to flat ceiling. Part glazed door to:









## Kitchen:-

12' 11" x 8' 10" (3.93m x 2.69m)

UPVC double glazed window to rear elevation, modern range of matching base and eye level units, wooden worktops and breakfast bar, single bowl sink unit with mixer tap, part tiled walls, built-in Neff double oven with gas hob over and concealed extractor above, integrated fridge and separate freezer, space and plumbing for dishwasher, radiator, wooden flooring and flat ceiling. UPVC part double glazed door to:



# **Portchester Office**



# **Fenwicks**







# **Conservatory:**9' 4" x 7' 3" (2.84m x 2.21m)

UPVC double glazed windows and door overlooking and accessing the rear garden enjoying views towards Portsmouth Harbour, double glazed glass roof and wooden flooring.



# First Floor Landing:-

Coving to flat ceiling and access to part boarded loft via fitted ladder.

#### **Bedroom One:-**

12' 11" x 9' 5" (3.93m x 2.87m)

UPVC double glazed window to front elevation, wardrobe recess, radiator and coving to flat ceiling.





# **Portchester Office**





#### **Bedroom Two:-**

12' 11" x 8' 11" (3.93m x 2.72m)

UPVC double glazed window to rear elevation overlooking the garden and with stunning views towards Portsmouth Harbour and beyond, radiator, built-in over stairs storage cupboard and coving to flat ceiling.



# Bathroom:-

9' 0" x 4' 8" (2.74m x 1.42m) Maximum Measurements

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



#### Outside:-

Open plan front garden laid to lawn with raised flower border to side. Driveway allowing off street parking for two cars and leads to workshop measuring 11'6" x 7'5" with up and over door and power and light connected. An internal door then leads to garden/utility room measuring 12'9" x 7'5" with storage cupboards, worktop, sink unit with mixer tap, wall mounted gas central heating boiler and UPVC double glazed door to the garden.

#### Rear Garden:-

South facing, enclosed, laid to lawn, shrub borders, raised decking area enjoying stunning views towards Portsmouth Harbour, outside lighting 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**

