

£365,000

WHITE HART LANE, PORTCHESTER, PO16 9AS



- Three Double Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen/Diner With Integrated Appliances
- Downstairs Cloakroom
- First Floor Bathroom
- En Suite Shower Room To Main Bedroom
- Gas Central Heating
- UPVC Double Glazed Windows
- Allocated Paking For Two Vehicles
- Enclosed Rear Garden

Portchester Office

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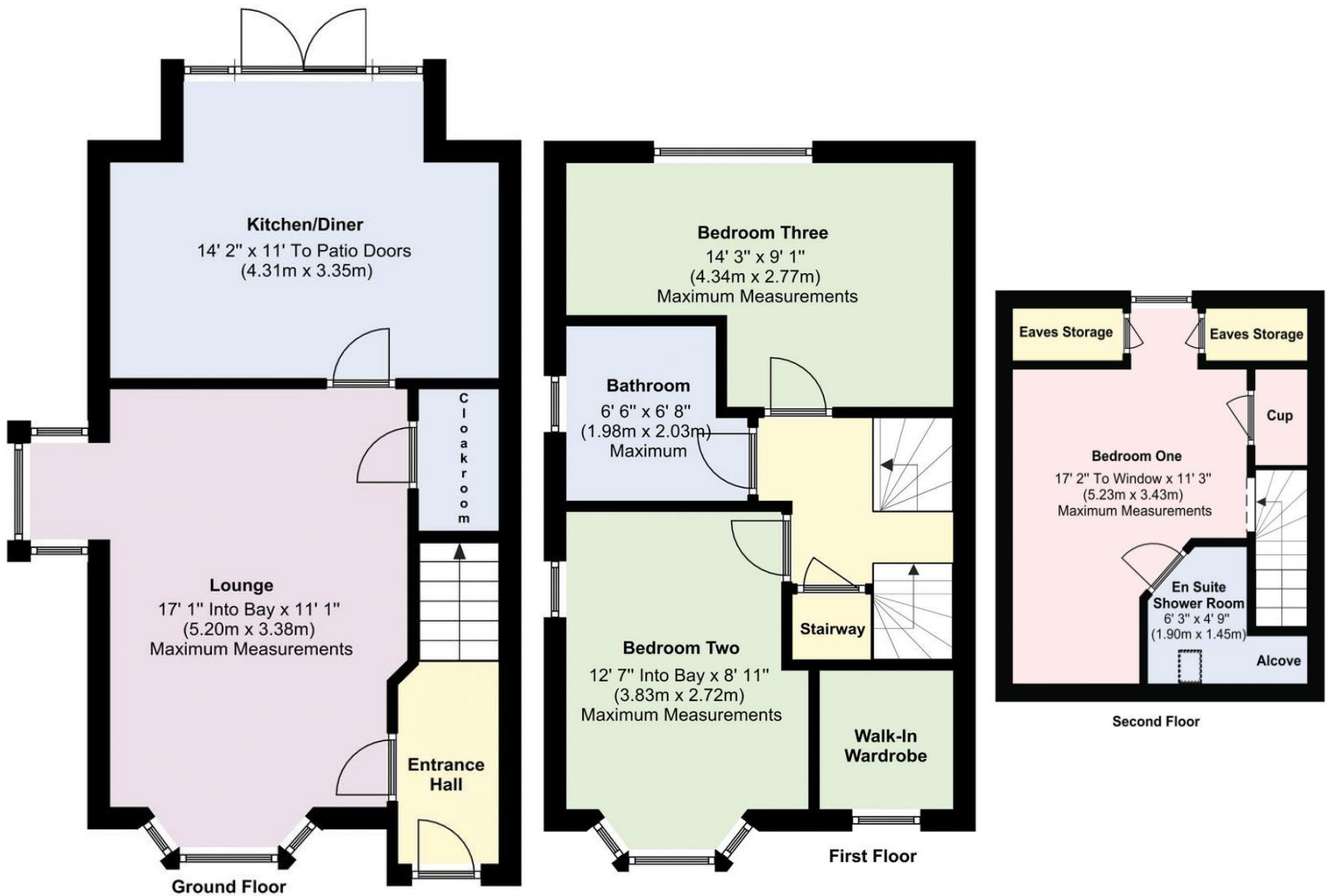
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2605

Council Tax Band: C

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



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The Accommodation Comprises:-

Part double glazed composite front door into:

Entrance Hall:-

Stairs to first floor, radiator, LVT flooring, smoke detector and flat ceiling with spotlighting inset. Door to:

Lounge:-

17' 1" Into Bay x 11' 1" (5.20m x 3.38m) Maximum Measurements

A dual aspect room with UPVC double glazed bay windows to front elevation and side elevations, two radiators, TV aerial point, LVT flooring, under stairs storage cupboard and flat ceiling. Doors to:



Downstairs Cloakroom:-

5' 3" x 2' 9" (1.60m x 0.84m)

Suite comprising: close coupled WC, corner pedestal wash hand basin with mixer tap and tiled splash back, flat and curved ceiling with spotlighting inset, chrome heated towel rail, LVT flooring and extractor fan.

Kitchen/Diner:-

14' 2" x 11' To Patio Doors (4.31m x 3.35m)

UPVC double glazed windows and patio doors overlooking and accessing the rear garden, matching range of fitted base and eye soft close units with under lighting to wall units, roll top work surfaces with matching upstands, a one and a half bowl sink unit with mixer tap and splashback, built-in double oven with gas hob above, stainless splashback and extractor over, integrated fridge/freezer, integrated dishwasher and washing machine, matching cupboard housing gas central heating boiler, radiator, LVT flooring, space for table and chairs, smoke detector and flat ceiling with spotlighting inset.



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First Floor Landing:-

Stairs to second floor, radiator, smoke detector and flat ceiling with spotlighting inset. Doors to:

Bedroom Two:-

12' 7" Into Bay x 8' 11" (3.83m x 2.72m) Maximum Measurements

A dual aspect room with UPVC double glazed bay window to front elevation and further UPVC double glazed window to side elevation, radiator, flat ceiling, internal door to walk-in wardrobe/dressing room with UPVC double glazed window to front elevation, radiator and flat ceiling.



Bedroom Three:-

14' 3" x 9' 1" (4.34m x 2.77m) Maximum Measurements

UPVC double glazed window to rear elevation with views towards Portsdown Hill and overlooking the garden, radiator and flat ceiling.



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Bathroom:-

6' 6" x 6' 8" (1.98m x 2.03m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and hand shower attachment, close coupled WC, pedestal wash hand basin with mixer tap and tiled splash back, chrome heated towel rail, part tiled walls, LVT flooring, extractor fan and flat ceiling with spotlighting.



Second Floor:-

Doorway to:

Bedroom One:-

17' 2" To Window x 11' 3" (5.23m x 3.43m) Maximum Measurements

UPVC double glazed window to rear elevation with views towards Portsdown Hill and overlooking the garden, access to eaves storage cupboards, flat and sloping ceiling with spotlighting inset, radiator and smoke detector. Door to:



En Suite Shower Room:-

6' 3" x 4' 9" (1.90m x 1.45m)

Velux style window to front elevation, white suite comprising: tiled shower cubicle, close coupled WC, pedestal wash hand basin with mixer tap and tiled splash back, chrome heated tower rail, flat and sloping ceiling with spotlighting inset, LVT flooring, storage alcove and extractor fan.



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Outside:-

Lawn area to front and side, brick retaining wall and block paved off street parking to rear for two vehicles.



Rear Garden:-

Enclosed, lawn, patio area for entertaining purposes, wooden shed (to remain), outside light, water tap and wooden gate allowing pedestrian access parking area.



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