

£280,000

PARRY CLOSE, PORTCHESTER BORDERS, PO6 4SL



- Three Bedrooms
- Entrance Lobby
- Downstairs Cloakroom
- Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Road Parking
- Garage/Workshop
- Enclosed West Facing Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

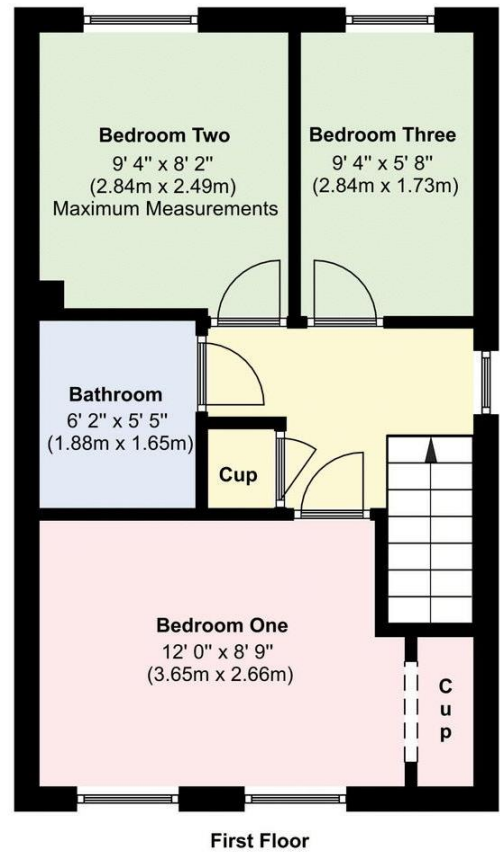
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2599

Council Tax Band:

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



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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Lobby:-

Radiator, wooden flooring and part glazed door to lounge/diner. Further internal door to:

Downstairs Cloakroom:-

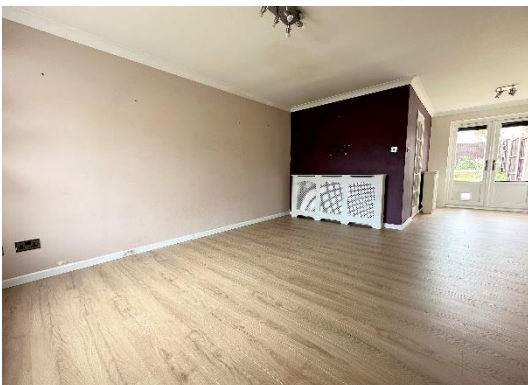
8' 0" x 2' 11" (2.44m x 0.89m)

Opaque UPVC double glazed window to front elevation, W.C with concealed cistern and shelf above, wash hand basin inset vanity unit with mixer, part tiled walls, wooden flooring and built-in cupboard.



Lounge/Diner:-

24' 5" x 14' 3" (7.44m x 4.34m) Maximum Measurements



Lounge Area:-

14' 11" x 14' 3" (4.54m x 4.34m)

UPVC double glazed window to front elevation, radiator, stairs to first floor, TV aerial point and wood effect laminate flooring.



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Dining Area:-

9' 10" x 7' 3" (2.99m x 2.21m)

UPVC double glazed doors overlooking and accessing the rear garden, space for table and chairs, radiator and continuation of wood effect laminate flooring. Doorway to:



First Floor Landing:-

UPVC double glazed window to side elevation, built-in airing cupboard, wood effect laminate flooring and access to loft. Doors to:

Bedroom One:-

12' 0" x 8' 9" (3.65m x 2.66m)

Twin UPVC double glazed windows to front elevation, radiator, wardrobe recess and wood effect laminate flooring.

Kitchen:-

9' 5" x 6' 7" (2.87m x 2.01m)

UPVC double glazed window to rear elevation overlooking the garden, fitted base and eye level storage units, roll top worksurfaces, one and a half bowl resin sink unit with a mixer tap, part tiled walls, built-in oven with hob above and extractor canopy over, space plumbing for washing machine, space for tall fridge/freezer and continuation of wood effect laminate flooring.



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Bedroom Two:-
9' 4" x 8' 2" (2.84m x 2.49m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator and wood effect laminate flooring.



Bedroom Three:-
9' 4" x 5' 8" (2.84m x 1.73m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and wood effect laminate flooring.



Bathroom:-
6' 2" x 5' 5" (1.88m x 1.65m)

Suite comprising panelled bath with a mixer tap, rainwater shower over and hand held shower attachment, shower screen, W.C with concealed cistern and shelf above, integrated wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, extractor and spotlighting.



Outside:-

A low maintenance frontage and a wooden side gate give access to rear garden. Off street parking leads to:

Garage/Workshop:-
15' 10" x 7' 10" (4.82m x 2.39m)

Up and over door, side courtesy door to garden and power connected.

Rear Garden:-

Enclosed, low maintenance, west facing, patio and decking for entertaining purposes, outside power socket, water tap and Astro turf lawn section with raised shrub borders.



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