

£275,000

WALTHAM CLOSE, PORTCHESTER, PO16 8EQ



- Two Double Bedrooms
- Entrance Porch
- Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazing
- Garage In Block
- South Facing Garden
- Views Towards Portsmouth Harbour

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2610

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 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:-

UPVC part double glazed front door into:

Entrance Porch:-

Textured ceiling. Part glazed internal door to:

Lounge/Diner:-

18' 9" x 12' 5" (5.71m x 3.78m)

UPVC double glazed window to front elevation, radiator, TV aerial point, stairs to first floor, space for table and chairs and coving to textured ceiling. Part glazed internal door to:



Kitchen:-

12' 5" x 8' 2" (3.78m x 2.49m)

UPVC double glazed window to rear elevation with views towards Portsmouth Harbour, fitted base, eye level and larder style storage cupboards, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine, recess for tall fridge/freezer, wall mounted gas central heating boiler, radiator, textured ceiling and UPVC part double glazed door to rear garden.



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First Floor Landing:-

Coving to textured ceiling and access to a part boarded loft via fitted ladder. Doors to:

Bedroom One:-

12' 5" x 10' 4" (3.78m x 3.15m)

UPVC double glazed window to front elevation, radiator and coving to textured ceiling.



Bedroom Two:-

12' 5" x 8' 2" (3.78m x 2.49m)

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



View From Bedroom Two:-



Bathroom:-

8' 8" x 4' 9" (2.64m x 1.45m) Maximum Measurements

White suite comprising: panelled bath with electric shower over, shower screen, pedestal wash hand basin, close couple WC, part tiled walls, radiator, textured ceiling and extractor.



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Outside:-

Low maintenance slate chipped front garden, shrubs inset and side vehicular and pedestrian access leads to garage in block.

Rear Garden:-

South facing, enclosed, patio area for entertaining purpose, remainder laid mainly to lawn, shrub borders and wooden gate to rear leads to garage.



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