

£250,000

ELEANORS WOOD, UPPER CORNAWAY LANE, PO16 8TA



- Two Double Bedrooms
- Entrance Hall
- Lounge/Diner
- Kitchen & Separate Utility Area
- En Suite Shower Room To Master
- Further Shower Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Detached Garage/Workshop
- Low Maintenance Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

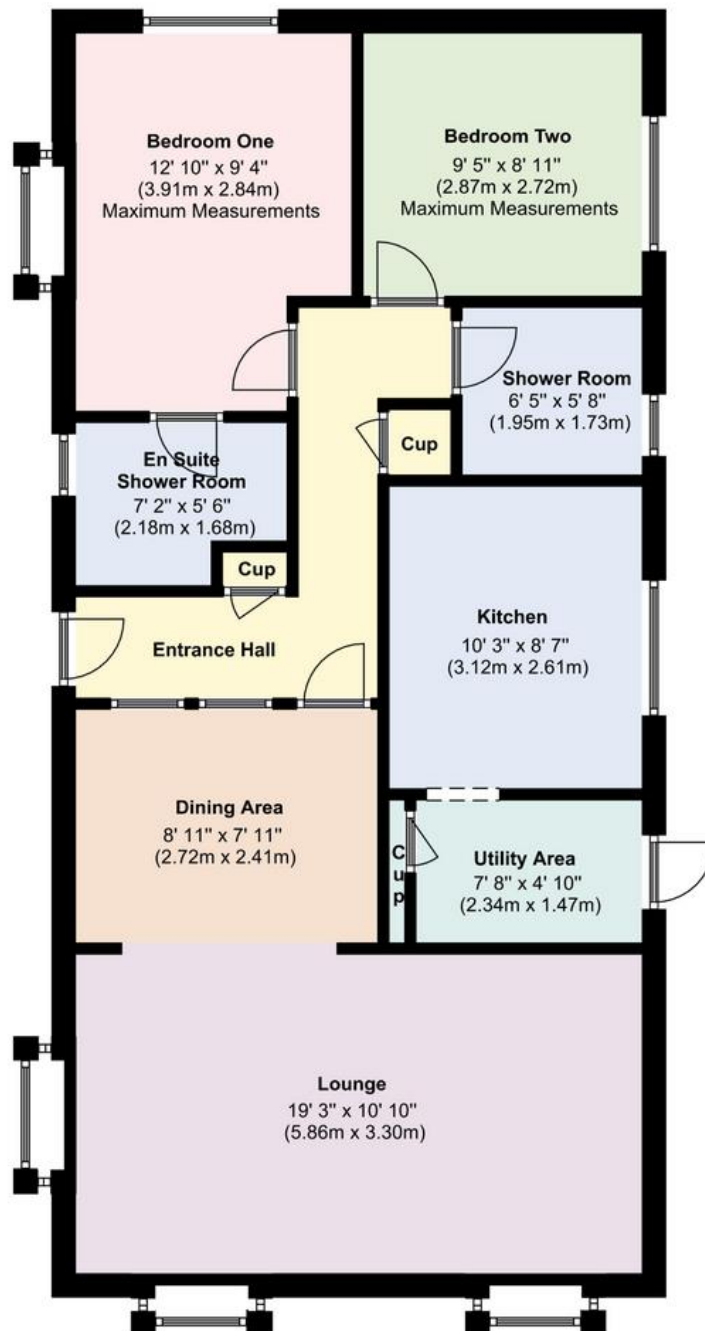
Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

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Property Reference: P2603

Council Tax Band: B

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 Hall:-

Radiator, two built-in storage cupboards, twin windows overlooking dining area dado rail and access to loft. Doors to:

Dining Area:-

8' 11" x 7' 11" (2.72m x 2.41m)

UPVC double glazed window to side elevation with fitted shutter blinds, radiator, space for table and chairs, dado rail and door to kitchen. Archway to:

Lounge Area:-

19' 3" x 10' 10" (5.86m x 3.30m)

A dual aspect room with UPVC double glazed windows to front and side elevations with fitted shutter blinds, two radiators, TV aerial point, feature fireplace and wall lighting.



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Kitchen:-

10' 3" x 8' 7" (3.12m x 2.61m)

UPVC double glazed window to side elevation, fitted base and eye level storage units, roll top worksurfaces, single bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with extractor, space for under counter fridge and spot lighting. Archway to:



Utility Area:-

7' 8" x 4' 10" (2.34m x 1.47m)

Further base and eye level storage units, roll top worksurface, single bowl sink unit with mixer tap, part tiled walls, built-in airing cupboard, radiator, matching cupboard housing gas central heating boiler, spotlighting and UPVC part double glazed door leading to garden and driveway.



Bedroom One:-

12' 10" x 9' 4" (3.91m x 2.84m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to side and rear elevations with fitted shutter blinds, radiator and fitted bedroom furniture (to remain). Door to:



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Bedroom Two:-

9' 5" x 8' 11" (2.87m x 2.72m) Maximum Measurements

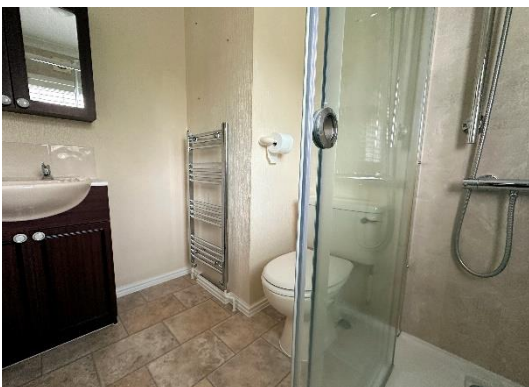
UPVC double glazed window to side elevation with fitted shutter blind, radiator and fitted bedroom furniture (to remain).



En-Suite Shower Room:-

7' 2" x 5' 6" (2.18m x 1.68m)

Opaque UPVC double glazed window to side elevation, suite comprising: double width shower cubicle with waterproof shower wall to walls, close coupled WC, wash hand basin inset vanity unit and tiled splashback, chrome heated towel rail, shaver socket and extractor.



Shower Room:-

6' 5" x 5' 8" (1.95m x 1.73m)

Opaque UPVC double glazed window to the side elevation with fitted shutter blind, suite comprising shower cubicle, close coupled WC, wash hand basin with vanity storage below and tiled splash back, chrome heated towel rail and extractor.



Outside:-

Paved garden area to side and block paved driveway leads to detached garage/workshop with power roller door and side courtesy door. Wrought iron gates either side give pedestrian access to:

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Rear Garden:-

Enclosed, low maintenance and shingle area.



Agents Note:-

The current pitch fee for the property is £226.83 per calendar month.

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