

£322,500

VINCENT GROVE, PORTCHESTER, PO16 9RS



- Two Bedrooms
- Entrance Hall
- Lounge
- Kitchen/Diner
- Conservatory
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage/Workshop
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

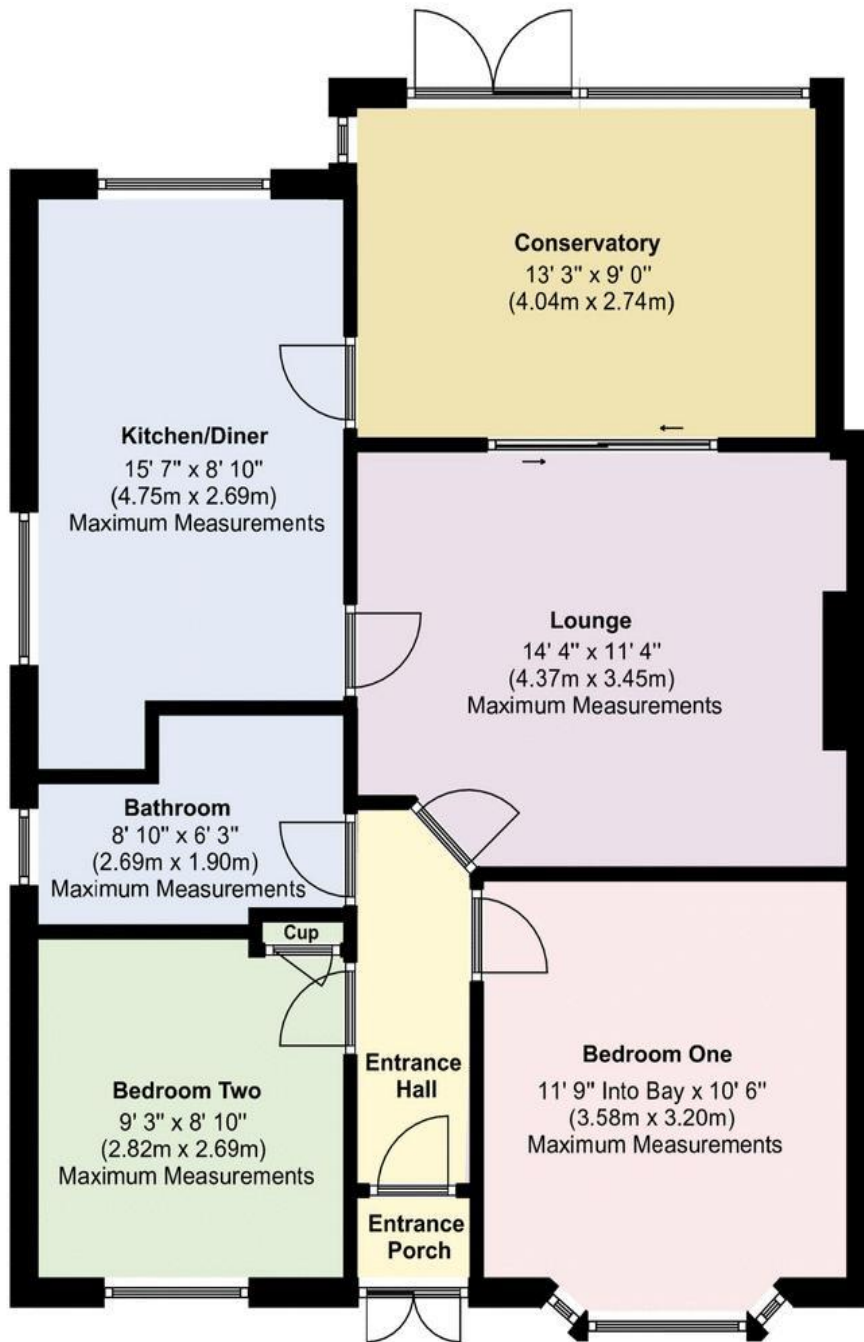
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2561

Council Tax Band: C

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



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The Accommodation Comprises:-

Double glazed double opening doors into:

Entrance Porch:-

Tiled floor. Wooden front door into:

Entrance Hall:-

Radiator, wood effect laminate flooring and coving to flat ceiling. Door to:

Lounge:-

14' 4" x 11' 4" (4.37m x 3.45m) Maximum Measurements

Feature fireplace with recess, dado rail, radiator, TV aerial point, double glazed sliding door to conservatory and coving to textured ceiling. Door to:



Kitchen/Diner:-

15' 7" x 8' 10" (4.75m x 2.69m) Maximum Measurements

Dual aspect room with double glazed windows to side and rear elevations, range of matching base and eye level units, roll top worksurfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with hob above and concealed extractor over, built-in dishwasher, space and plumbing for washing machine, built-in under counter fridge and separate freezer, space for table and chairs, wall mounted gas central heating boiler, radiator and coving to textured ceiling. Part glazed door to:



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Conservatory:-

13' 3" x 9' 0" (4.04m x 2.74m)

Double glazed windows and doors overlooking and accessing the rear garden and power and light connected.



Bedroom One:-

11' 9" Into Bay x 10' 6" (3.58m x 3.20m) Maximum Measurements

Double glazed bay window to front elevation, radiator and coving to flat ceiling.



Bedroom Two:-

9' 3" x 8' 10" (2.82m x 2.69m) Maximum Measurements

Double glazed window to front elevation, radiator, built-in cupboard, and coving to flat ceiling.



Bathroom:-

8' 10" x 6' 3" (2.69m x 1.90m) Maximum Measurements

Obscured double glazed window to side elevation, suite comprising: panelled bath with mixer tap and handheld shower attachment, close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, chrome heated towel rail, part tiled walls, access to loft and coving to flat ceiling.

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Outside:-

Enclosed front garden laid mainly to lawn, shingle to borders with bushes and bamboo inset, low level brick retaining wall, pathway to front door, water tap to rear of property with wooden gate giving access to garden. Shared driveway leads to:

Garage/Workshop:-

Parking in front, up and over door, window to side and power and light connected.

Rear Garden:-

Patio area, wooden decking with space for table and chairs for socialising purposes, raised planters with foliage inset, remainder laid to lawn with hedging to rear.



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