

£365,000

SOUTHWICK AVENUE, PORTCHESTER, PO16 8JE



- Three Bedrooms
- Entrance Hallway
- Extended 20' Lounge/Diner
- 20' Fitted Kitchen
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Genrous West Facing Garden
- Off Street Parking
- Garage/Workshop
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

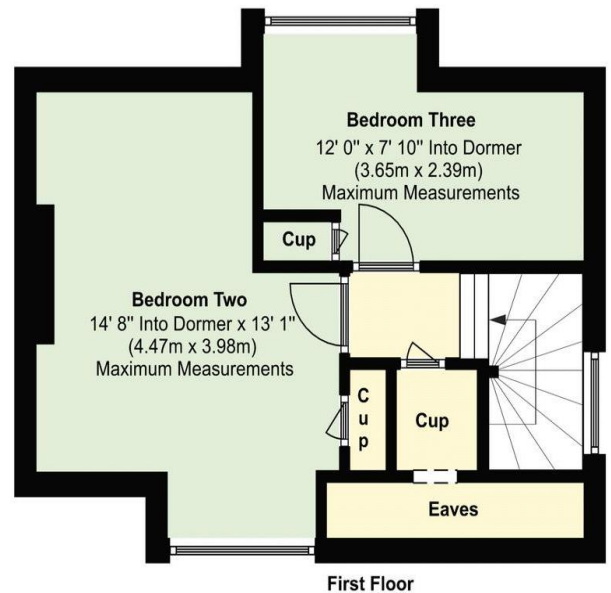
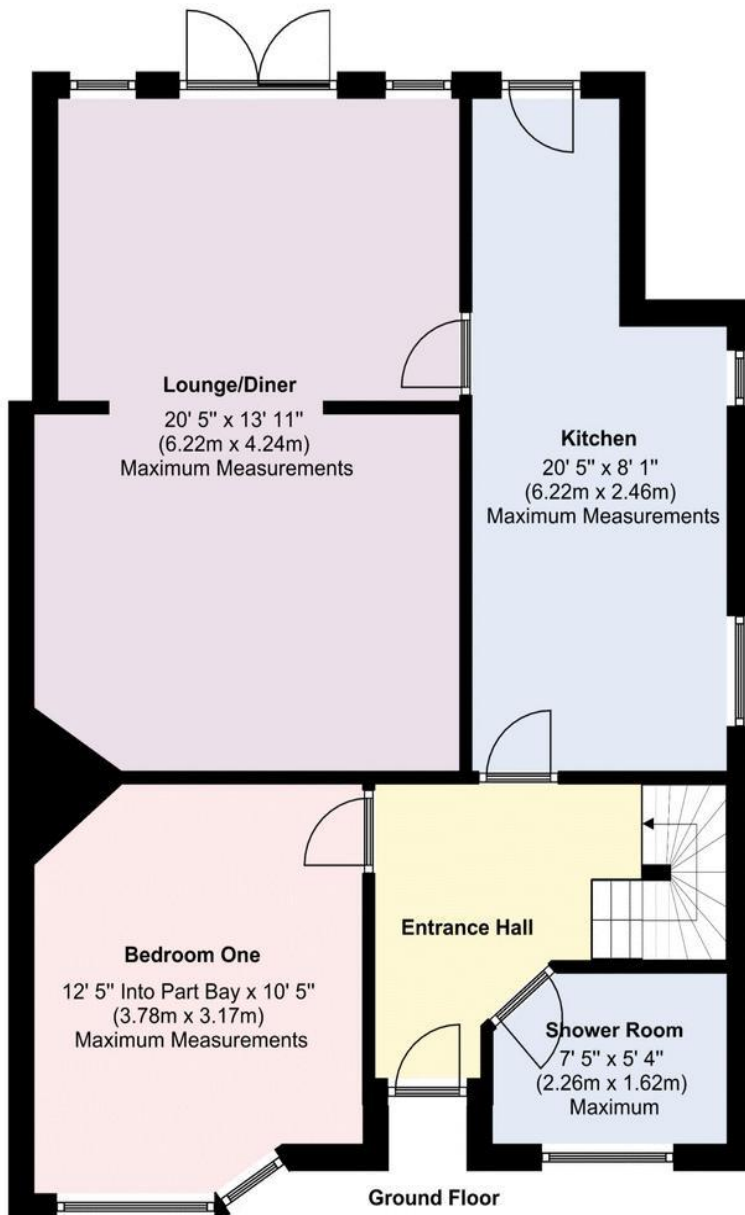
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Property Reference: P2620

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 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:-

Covered entrance with UPVC with part double glazed front door into:

Entrance Hall:-

Return stairs to first floor, under stairs storage cupboard housing the meters, radiator, dado rail and coving to flat ceiling with central ceiling rose. Doors to:

Kitchen:-

20' 5" x 8' 1" (6.22m x 2.46m) Maximum Measurements

Two opaque UPVC double glazed windows to rear elevation, fitted 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 eye level oven and grill, gas hob with extractor over, space and plumbing for washing machine, space for tumble dryer, space for tall fridge/freezer, archway window to lounge area, radiator, wall mounted gas central heating boiler, coving to flat ceiling and UPVC part double glazed door to the garden. Internal glazed door to:



Lounge/Diner:-

20' 5" x 13' 11" (6.22m x 4.24m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, feature fireplace with wood burner inset and tiled hearth, TV aerial point, space for table and chairs, radiator, dado rail and coving to flat ceiling with two central ceiling roses.



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Bedroom One:-
12' 5" Into Part Bay x 10' 5" (3.78m x 3.17m) Maximum Measurements

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

Shower Room:-
7' 5" x 5' 4" (2.26m x 1.62m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, suite comprising: shower cubicle with Mira electric shower unit, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled and part waterproof panelling to walls, radiator and coving to flat ceiling.



First Floor Landing:-

Opaque UPVC double glazed window to side elevation on half landing, flat and sloping ceiling, access to loft and built-in storage cupboard leading to eaves. Doors to:

Bedroom Two:-
14' 8" Into Dormer x 13' 1" (4.47m x 3.98m) Maximum Measurements

UPVC double glazed window to front elevation, flat and sloping ceiling, radiator, feature fireplace and built-in cupboard.



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Bedroom Three:-

12' 0" x 7' 10" Into Dormer (3.65m x 2.39m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, flat and sloping ceiling, radiator and built-in cupboard.



Outside:-

Off street parking to front, lawn, established trees and bushes, side access leads to garage/workshop with up and over door and wrought iron gate leads to rear garden.

Rear Garden:-

West facing, enclosed, shingle and decking seating areas for entertaining purposes, lawn, trees, shrubs, water tap and wooden outbuilding.



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