

## OFFERS IN EXCESS OF £300,000

RICHMOND RISE, PORTCHESTER, PO16 8DG



- Two Double Bedrooms
- Entrance Hall
- Lounge & Dining Area
- Kitchen
- Utility/Lean-To
- Bathroom
- Separate WC
- Double Glazing & Central Heating
- Off Road Parking
- 27' Garage/Workshop
- Rear Garden
- No Onward Chain

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

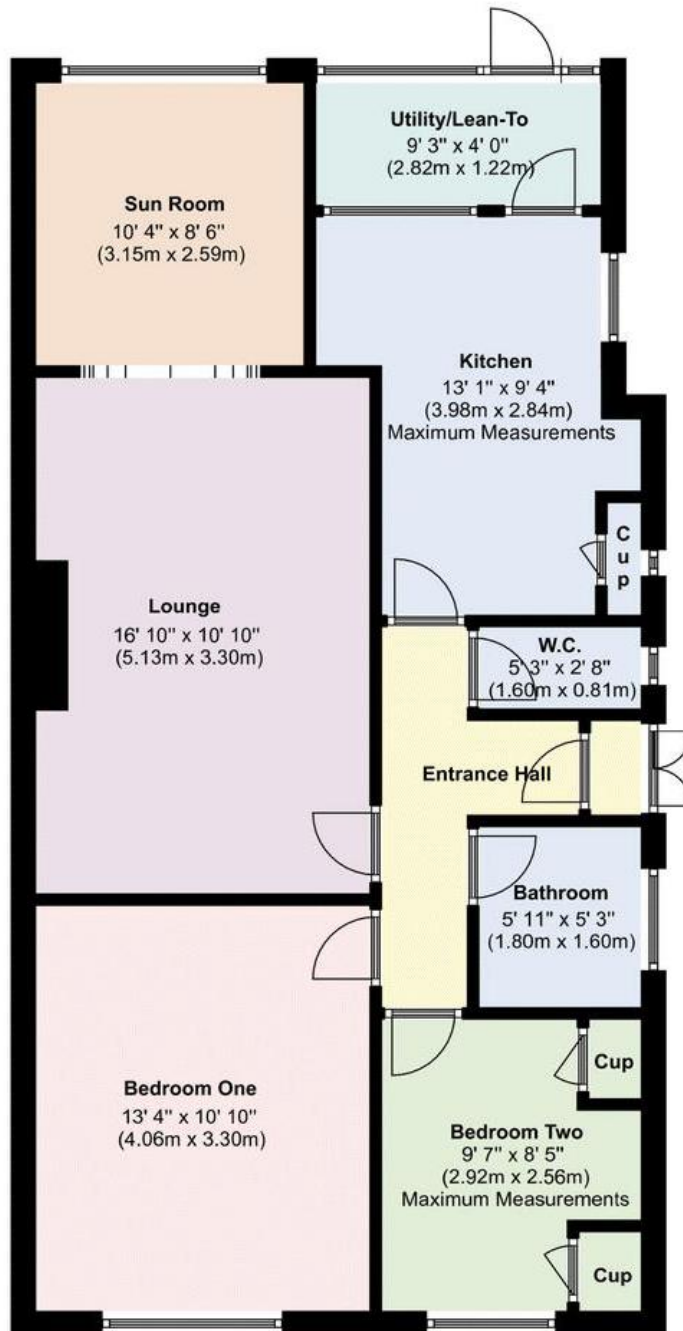
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property Reference: P2516

Council Tax Band: C

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



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## The Accommodation Comprises:-

Part glazed double wooden doors into:

### Entrance Porch:-

Tiled walls and wooden panelling to ceiling. Further glazed internal door to:

### Entrance Hall:-

Radiator, wooden panelling to ceiling and access to loft. Doors to:

### Lounge/Diner:-

28' 1" x 10' 10" (8.55m x 3.30m) Maximum Measurements

### Lounge Area:-

16' 10" x 10' 10" (5.13m x 3.30m)

Feature stone fireplace with gas fire inset, paved hearth and display shelf to side, TV aerial point, radiator and coving to textured ceiling. Archway to:



### Dining Area:-

10' 4" x 8' 6" (3.15m x 2.59m)

Dual aspect room with double glazed window overlooking the rear garden and further opaque double glazed eye level window to side elevation, space for table and chairs and coving to textured ceiling.



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**Kitchen:-**  
13' 1" x 9' 4" (3.98m x 2.84m) Maximum Measurements

Dual aspect room with windows to side and rear elevations, fitted base and eye level units, roll top worksurfaces, single bowl stainless steel sink unit, part tiled walls, space for appliances, gas central heating boiler and larder cupboard. Part glazed door to:



**Utility/Lean-To:-**  
9' 3" x 4' 0" (2.82m x 1.22m)

Opaque windows and door to rear elevation giving access to garden, space and plumbing for washing machine and space for tumble dryer.



**Bedroom One:-**  
13' 4" x 10' 10" (4.06m x 3.30m)

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

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**Bedroom Two:-**  
9' 7" x 8' 5" (2.92m x 2.56m) Maximum Measurements

Double glazed window to front elevation, radiator, built-in bedroom furniture (to remain) and coving to textured ceiling.



**Bathroom:-**  
5' 11" x 5' 3" (1.80m x 1.60m)

Opaque double glazed window to side elevation, panelled bath, wash hand basin inset vanity unit with storage to sides, radiator, tiled walls, electric heater and wall mounted mirror (to remain).



**W.C:-**  
5' 3" x 2' 8" (1.60m x 0.81m)

Opaque double glazed window to side elevation, low level WC and part tiled walls.

**Outside:-**

Front garden laid to lawn and low brick retaining wall with shrubs and flowers to borders. Side access leads to:

**Garage/Workshop:-**  
27' 0" x 8' 9" (8.22m x 2.66m)

Up and over door, two windows and side courtesy door to garden.

**Rear Garden:-**

Patio with space for table and chairs for socialising and entertaining purposes, remainder laid mainly to lawn, established shrub borders, flowers, plants, trees and greenhouse (to remain).

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