

£375,000

THE HILLWAY, PORTCHESTER, PO16 8BN



- Two/Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- Kitchen/Breakfast Room
- UPVC Conservatory
- Bedroom Three/Dining Room
- Bathroom
- En-Suite Cloakroom & Dressing Room)
- Gas Central Heating & Double Glazed Windows
- Enclosed Mature Rear Garden
- Off Street Parking & Garage/Workshop
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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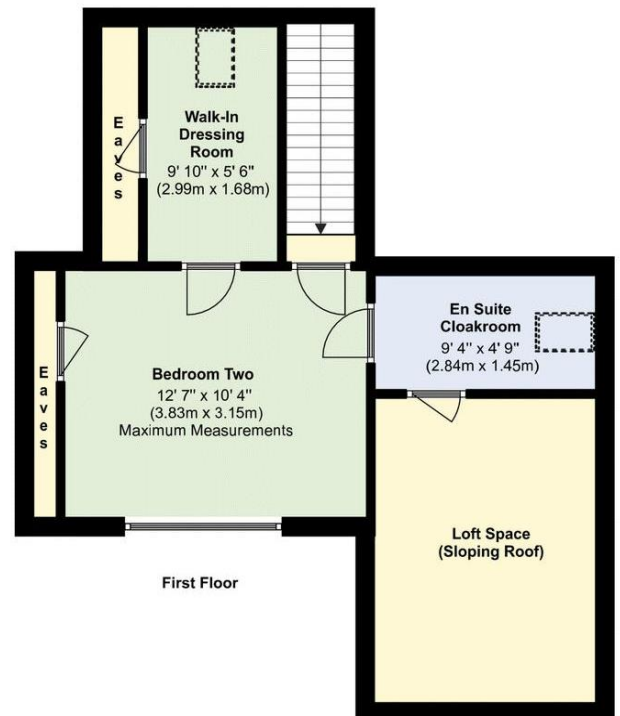
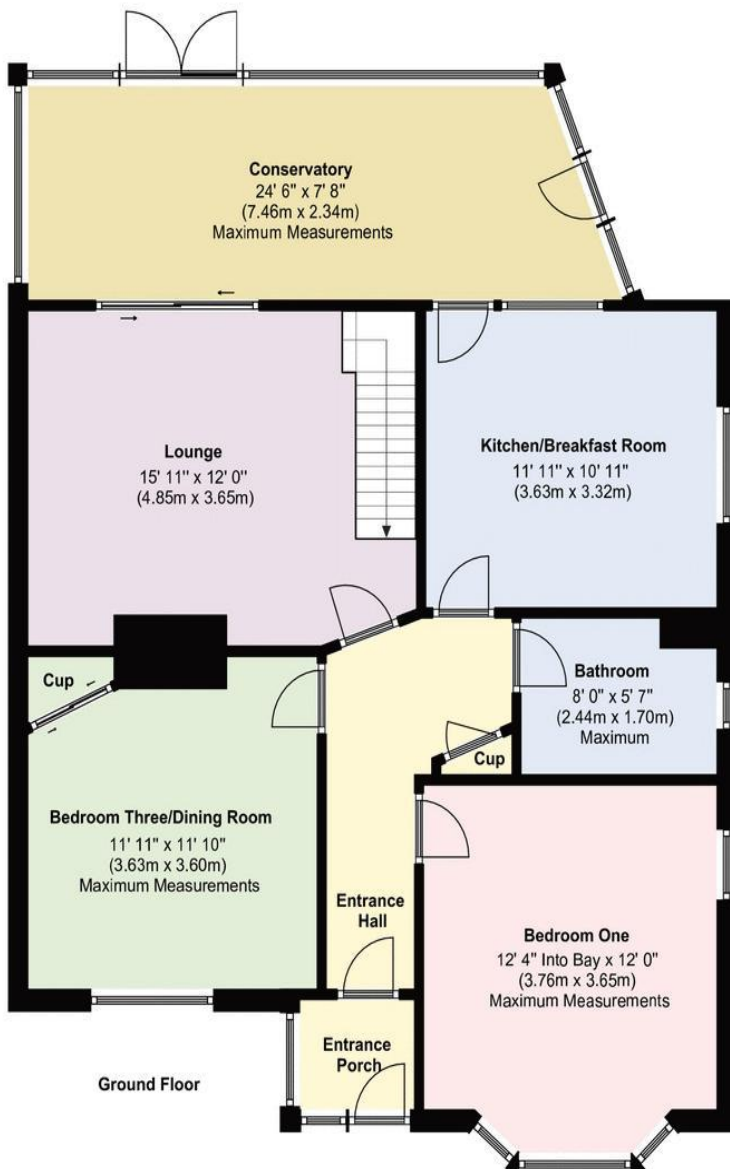
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Property Reference: P2466

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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:-

Opaque UPVC double glazed windows to front and side elevations and wood effect laminate flooring. Wooden part glazed internal door to:

Entrance Hallway:-

Radiator, built-in storage cupboard housing meters and coving to flat ceiling. Doors to:

Lounge:-

15' 11" x 12' 0" (4.85m x 3.65m)

Stairs to first floor, feature stone fireplace with gas fire inset, back boiler heating system and wooden mantle over, further feature stone storage area to side with shelf over and wall mounted glass display unit above, radiator, double glazed sliding patio door to conservatory and textured ceiling.



Kitchen/Breakfast Room:-

11' 11" x 10' 11" (3.63m x 3.32m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, matching fitted base and eye level units incorporating corner carousel sections, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, four ring gas hob, space for table and chairs, radiator, wood effect laminate flooring and coving to textured ceiling. UPVC part double glazed door to:



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Conservatory:-

24' 6" x 7' 8" (7.46m x 2.34m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, space and plumbing for washing machine, power connected and wood effect laminate flooring.



Bedroom One:-

12' 4" Into Bay x 12' 0" (3.76m x 3.65m) Maximum Measurements

A dual aspect room with UPVC double glazed bay window to front elevation with an additional double glazed window to side elevation both with fitted shutter blinds, radiator and coving to textured ceiling.



Bedroom Three/Dining Room:-

11' 11" x 11' 10" (3.63m x 3.60m) Maximum Measurements

UPVC double glazed window to front elevation with fitted shutter blinds, radiator, feature marble fireplace with gas fire inset, built-in airing/storage cupboard and coving to flat ceiling.



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Bathroom:-
8' 0" x 5' 7" (2.44m x 1.70m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with Mira electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, radiator and coving to textured ceiling.



First Floor Landing:-

Door to:

Bedroom Two:-
12' 7" x 10' 4" (3.83m x 3.15m) Maximum Measurements

UPVC double glazed window to front elevation, part sloping and flat ceiling, skirting board heating and access to eaves storage. Doors to:



En-Suite Cloakroom:-
9' 4" x 4' 9" (2.84m x 1.45m)

Double glazed Velux window to side elevation with views towards Portsdown Hill, WC, pedestal wash hand basin with water heater, skirting board heating and access to a sizeable boarded loft space that could be extended into (STPP).

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Walk-in Dressing Room:-
9' 10" x 5' 6" (2.99m x 1.68m)

Double glazed Velux window to rear elevation and access to further eaves storage.



Outside:-

Front garden laid mainly to lawn with shrub borders, brick retaining wall, off street parking and double wooden gates lead to detached garage/workshop with power connected.

Rear Garden:-

Enclosed, patio area with space for table and chairs for socialising and entertaining purposes, water tap, remainder laid to lawn, wooden shed and greenhouse (both to remain), shrub borders and mature hedging.



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