

£315,000

LINDEN LEA, PORTCHESTER, PO16 8HA



- Three Bedrooms
- Entrance Porch
- Lounge
- Modern Fitted Kitchen
- Family/Dining Area
- Modern Ground Floor Shower Room
- Inner Hallway/Utility Area
- First Floor Family Bathroom
- Double Glazing & Gas Central Heating
- Tiered Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

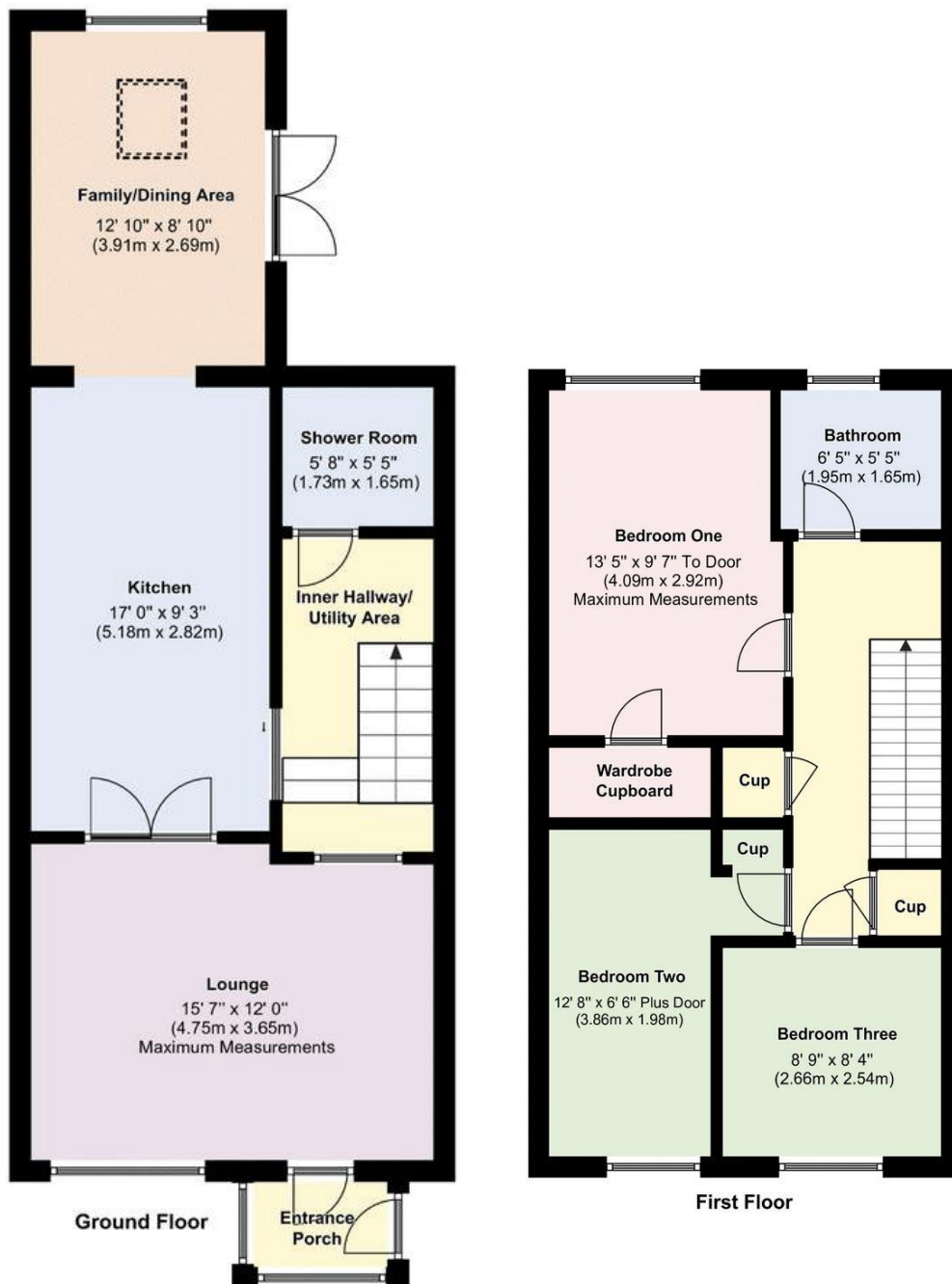
www.fenwicks-estates.co.uk

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

Property Reference: P2548

Council Tax Band: B

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

Double glazed front door into:

Entrance Porch:-

Obscured double glazed windows to front and side elevations and power connected. Glazed door into:

Lounge:-

15' 7" x 12' 0" (4.75m x 3.65m) Maximum Measurements

Double glazed window to front elevation, engineered wooden flooring, radiator, TV aerial point and flat ceiling. Double opening glazed doors to:



Kitchen:-

17' 0" x 9' 3" (5.18m x 2.82m)

Modern range of matching base and eye level units with smart under lighting to wall units, base units and draws with automatic lighting, roll top work surfaces, single bowl sink unit with mixer tap, boiling water tap, waste disposal unit and water softener, part tiled walls, induction hob with extractor over, twin built-in eye level ovens, recess for microwave, built-in dishwasher, space for American style fridge/freezer, wood effect click vinyl flooring and flat ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Inner Hallway/Utility Area:-

Twin glazed windows to lounge, stairs to first floor, space and plumbing for washing machine, space for tumble dryer and continuation of wood effect click vinyl flooring. Door to:

Shower Room:-

5' 8" x 5' 5" (1.73m x 1.65m)

Modern white suite comprising: shower cubicle with rainwater shower and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with curved mixer tap, chrome heated towel rail, tiled walls, extractor fan and flat ceiling with spotlight inset.

Family/Dining Area:-

12' 10" x 8' 10" (3.91m x 2.69m)

Double glazed window to rear elevation overlooking the garden, Velux window with fitted blind, modern vertical radiator, flat and sloping ceiling with modern strip lighting inset, continuation of wood effect click vinyl flooring and double glazed double opening French doors accessing the garden.



First Floor Landing:-

Deep storage cupboard with slatted shelves and radiator, further storage cupboard, textured ceiling and access to boarded loft via fitted ladder.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Bedroom One:-

13' 5" x 9' 7" To Door (4.09m x 2.92m) Maximum Measurements

Double glazed window to rear elevation overlooking the garden, built-in wardrobe cupboard, radiator, TV aerial point, smoke detector and textured ceiling.



Bedroom Two:-

12' 8" x 6' 6" Plus Door Recess (3.86m x 1.98m)

Double glazed window to front elevation, radiator, built-in storage cupboard and textured ceiling.



Bedroom Three:-

8' 9" x 8' 4" (2.66m x 2.54m)

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



Bathroom:-

6' 5" x 5' 5" (1.95m x 1.65m)

Obscured double glazed window to rear elevation, suite comprising: panelled bath with shower unit over, folding shower screen, wash hand basin inset vanity unit with waterfall mixer tap, close coupled WC, chrome heated towel rail, part tiled walls, extractor fan and textured ceiling.



Outside:-

Enclosed front garden area with shrubs and steps to front door.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Rear Garden:-

Enclosed, low maintenance, Indian sand stone patio area, power sockets, water tap, sensor lighting, deep storage under raised decking, steps to raised decking area with space for table and chairs for socialising and entertaining purposes with views towards Portsmouth Harbour and wooden gate to rear for pedestrian access.



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

