Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£250,000

WYMERING LANE, WYMERING, PORTSMOUTH, PO6 3JX

- Four Bedrooms
- Entrance Hall
- Lounge
- Kitchen
- Dining Area
- Ground Floor Bathroom
- First Floor Bathroom
- Double Glazed Windows
- Off Road Parking & Generous Enclosed Rear Garden
- 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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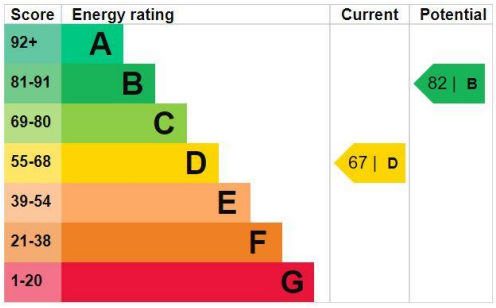
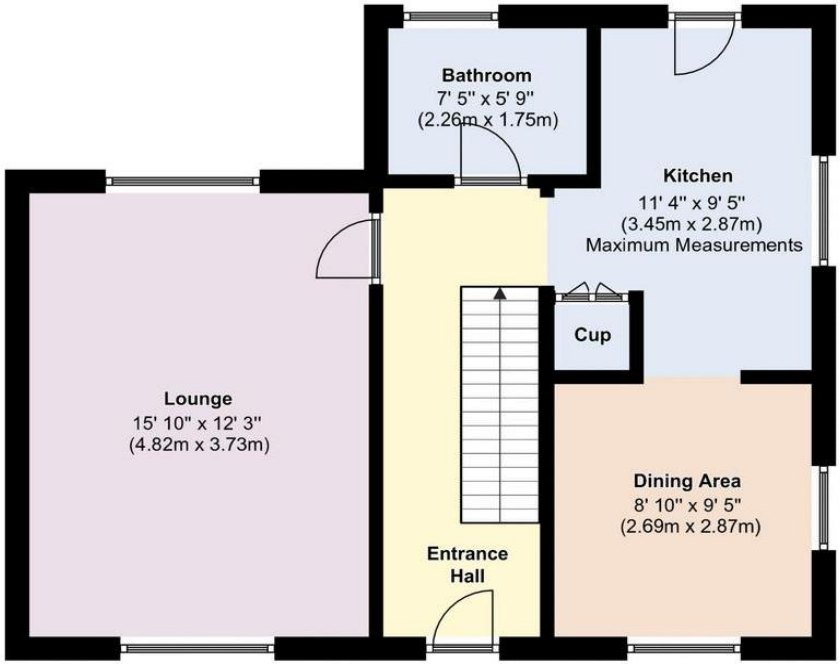


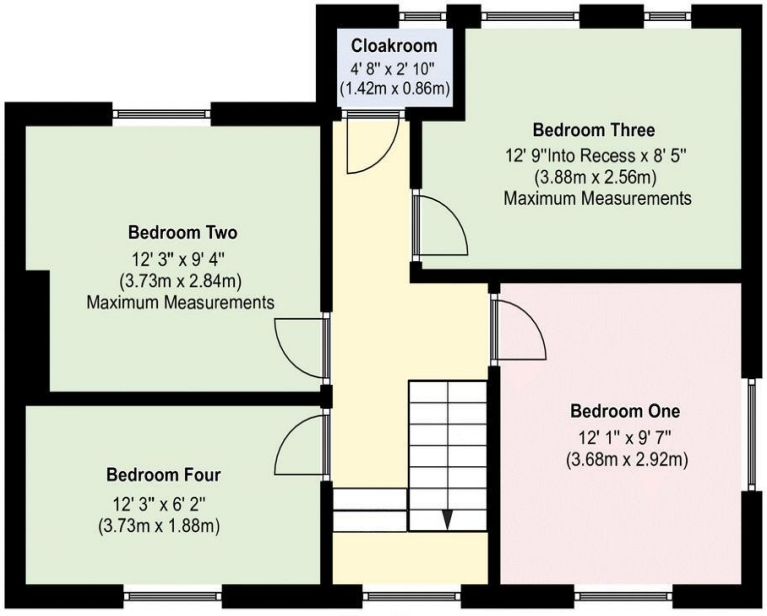
Property Reference: P2456

Council Tax Band: B

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



Ground Floor



First Floor

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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard, dado rail and textured ceiling. Doors to:

Lounge:-
15' 10'' x 12' 3'' (4.82m x 3.73m)

Dual aspect room with UPVC double glazed windows to front and rear elevations overlooking the garden, feature fireplace with gas fire inset, TV aerial point and coving to textured ceiling.

Kitchen/Diner:-
20' 9'' x 9' 5'' (6.32m x 2.87m) Maximum Measurements

Kitchen:-
11' 4'' x 9' 5'' (3.45m x 2.87m) Maximum Measurements

UPVC double glazed window to side elevation, fitted storage cupboards, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine, tiled flooring, coving to textured ceiling and part double glazed door leading to rear garden. Archway to:

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Dining Area:-
8' 10'' x 9' 5'' (2.69m x 2.87m)

Dual aspect room with UPVC double glazed windows to front and side elevations, space for table and chairs, TV aerial point and coving to textured ceiling.

Bathroom:-
7' 5'' x 5' 9'' (2.26m x 1.75m)

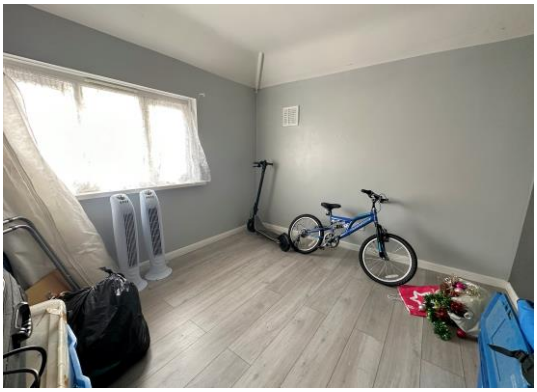
Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath, close couple WC, pedestal wash hand basin and tiled walls.

First Floor Landing:-

UPVC double glazed window to front elevation, textured ceiling and access to loft. Doors to:

Bedroom One:-
12' 1'' x 9' 7'' (3.68m x 2.92m)

UPVC double glazed window to side elevation, wood effect laminate flooring and flat ceiling.



Bedroom Two:-
12' 3'' x 9' 4'' (3.73m x 2.84m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and textured ceiling.

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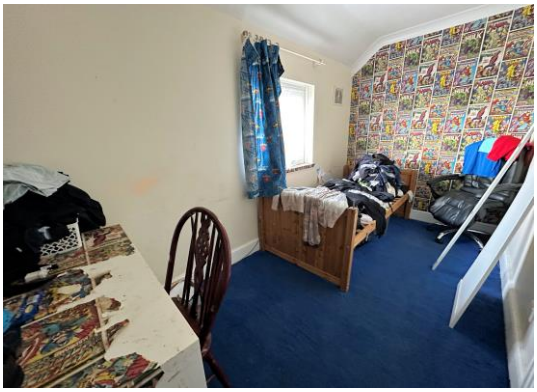
Bedroom Three:-
12' 9''Into Recess x 8' 5'' (3.88m x 2.56m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and textured ceiling.

Bedroom Four:-
12' 3'' x 6' 2'' (3.73m x 1.88m)

UPVC double glazed window to front elevation and coving to textured ceiling.



Cloakroom:-
4' 8'' x 2' 10'' (1.42m x 0.86m)

Opaque UPVC double glazed window to rear elevation, suite comprising: WC, wash hand basin, part tiled walls and textured ceiling.

Outside:-

Off street parking available. Side pedestrian access leads to:

Rear Garden:-

Generous size, enclosed, patio area for entertaining purposes, lawn section and outbuildings.

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