

£350,000

CAER PERIS VIEW, PORTCHESTER, PO16 8QL



- Three Bedrooms
- Entrance Hall
- Downstairs Cloakroom
- Lounge/Diner
- Fitted Kitchen
- Family Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Garage/Workshop
- Enclosed Southerly Facing Rear Garden
- Views Towards Portsmouth Harbour

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

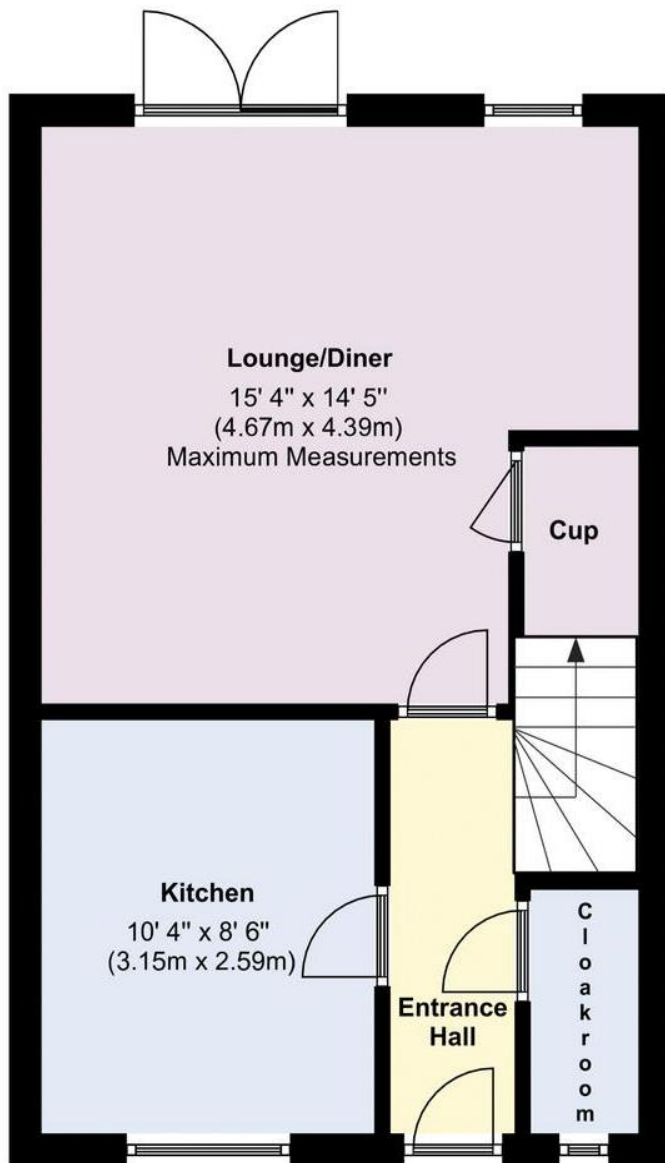
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

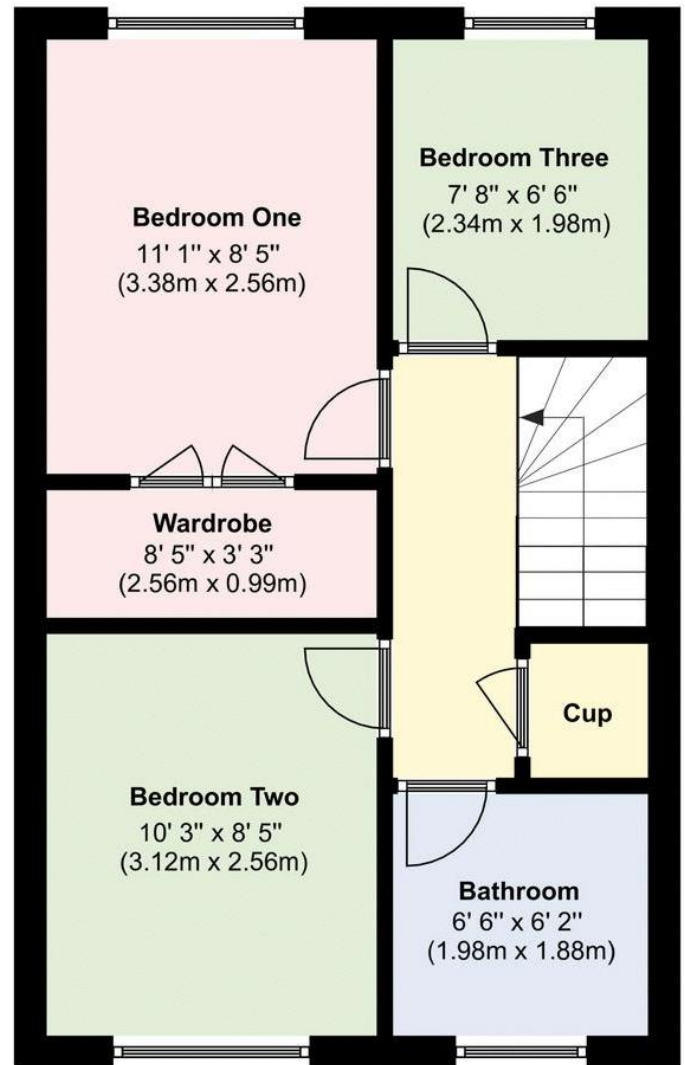
Property Reference: 000002328

Council Tax Band: C

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



Ground Floor



First Floor

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The Accommodation Comprises:-

Part double glazed wooden front door into:

Entrance Hall:-

Stairs to first floor, radiator, wood effect laminate flooring and coving to flat ceiling. Door to:

Downstairs Cloakroom:-

6' 1" x 2' 10" (1.85m x 0.86m)

Opaque UPVC double glazed window to front elevation, suite comprising: close coupled WC, corner wash hand basin with tiled splash back, chrome heated towel rail, LVT flooring and flat ceiling.

Kitchen:-

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

UPVC double glazed window to front elevation, fitted base and eye level units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in Neff oven with gas hob above and concealed extractor over, space for tall fridge/freezer, space and plumbing for washing machine, radiator, wall mounted gas central heating boiler and flat ceiling with spotlighting inset.



Lounge/Diner:-

15' 4" x 14' 5" (4.67m x 4.39m) Maximum Measurements

UPVC double glazed window and UPVC double glazed French doors overlooking and accessing the rear garden and decking, under stairs storage cupboard, space for table and chairs, TV aerial point, two radiators and coving to flat ceiling.



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First Floor Landing:-

Built-in over stairs airing cupboard, flat ceiling and access to loft.
Doors to:

Bedroom One:-

11' 1" x 8' 5" (3.38m x 2.56m)

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsmouth Harbour, radiator, walk-in wardrobe and flat ceiling.



Bedroom Two:-

10' 3" x 8' 5" (3.12m x 2.56m)

UPVC double glazed window to front elevation, radiator and flat ceiling.

Bedroom Three:-

7' 8" x 6' 6" (2.34m x 1.98m)

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsmouth Harbour, radiator and flat ceiling.



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Bathroom:-

6' 6" x 6' 2" (1.98m x 1.88m)

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath with mixer tap and rainwater shower unit over with handheld shower attachment, shower screen, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, LVT flooring, extractor and flat ceiling.



Outside:-

Low maintenance front garden area, water tap, wrought iron gate allows side pedestrian access to garden and off street parking leads to the garage/workshop with up and over door and power connected.

Rear Garden:-

Enclosed, southerly aspect, laid mainly to lawn, shrubs and plants to borders, raised decking area for entertaining purpose, patio area, outside power sockets and wooden shed (to remain).



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