

£365,000

SEVERN CLOSE, PORTCHESTER, PO16 8QT



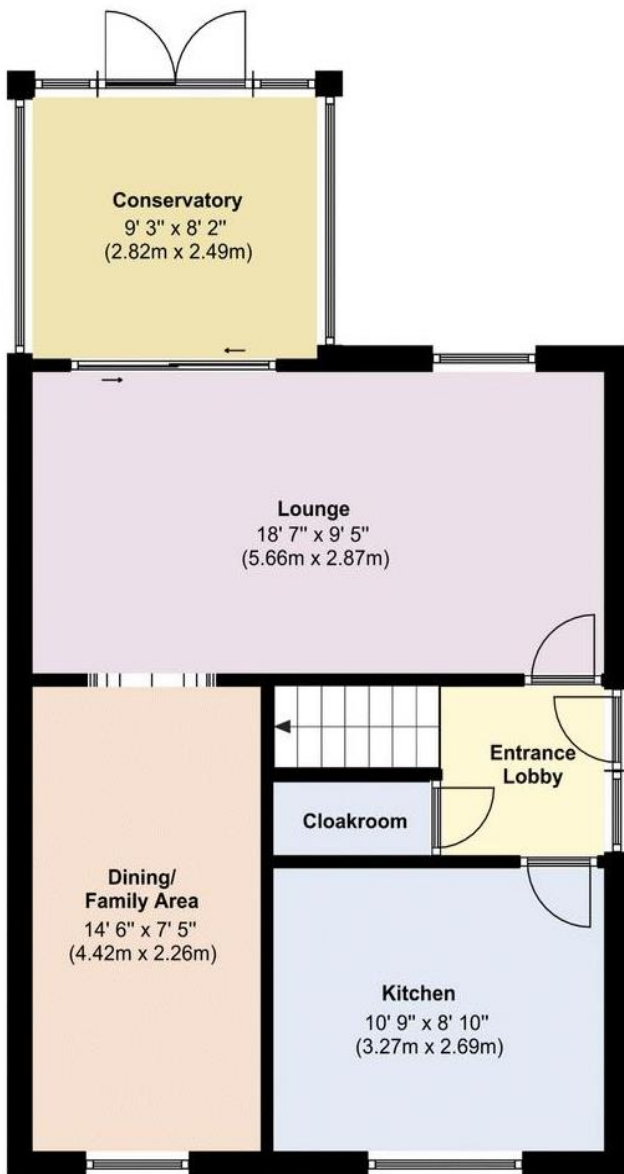
- Three Bedrooms
- Entrance Lobby
- Downstairs Cloakroom
- Lounge
- Dining/Family Area
- Fitted Kitchen
- Conservatory
- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking
- South Facing Rear Garden
- EPC: TBC

Property Reference: P2578

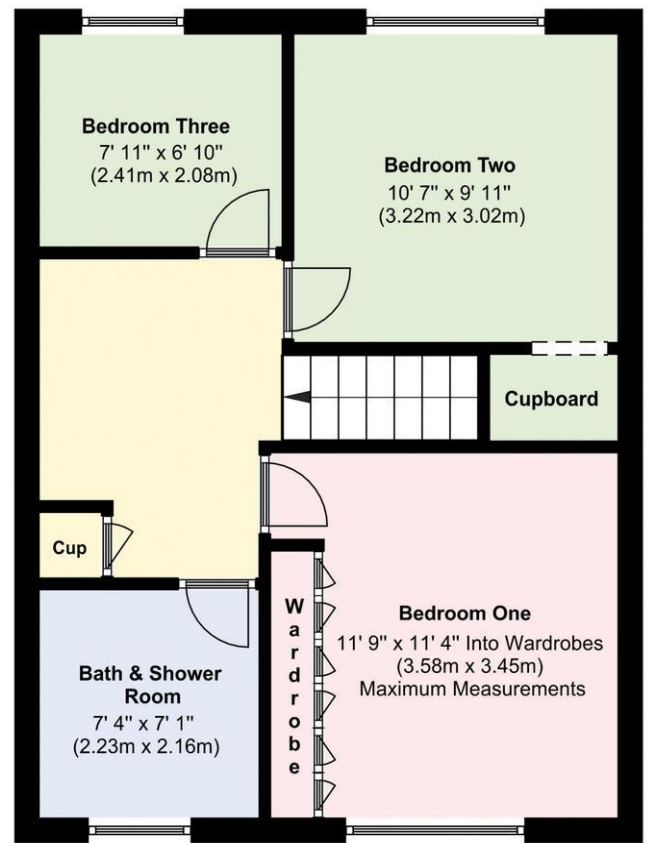
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



First Floor

The Accommodation Comprises:-

Part double glazed composite front door with matching side panel into:

Entrance Lobby:-

Stairs to first floor and coving to textured ceiling. Door to:

Downstairs Cloakroom:-

5' 1" x 2' 0" (1.55m x 0.61m)

Suite comprising: close coupled WC, wash hand basin with tiled splashback, extractor, auto sensor light and coving to textured ceiling.

Lounge:-

18' 7" x 9' 5" (5.66m x 2.87m)

UPVC double glazed window to rear elevation overlooking the garden, contemporary vertical radiator, TV aerial point, UPVC double glazed sliding patio door to conservatory and coving to flat ceiling. Archway to:



Dining/Family Area:-

14' 6" x 7' 5" (4.42m x 2.26m)

UPVC double glazed window to front elevation, radiator, space for table and chairs, wood effect laminate flooring, under stairs storage cupboard and coving to flat ceiling.



Conservatory:-

9' 3" x 8' 2" (2.82m x 2.49m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, power connected, electric heater, double glazed glass roof and tiled flooring.



Kitchen:-

10' 9" x 8' 10" (3.27m x 2.69m)

UPVC double glazed window to front elevation, fitted range of soft close base and eye level storage units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, matching cupboard housing gas central heating boiler, built-in electric oven, with gas hob above and extractor over, integrated dishwasher, space and plumbing for washing machine, space and plumbing for American style fridge/freezer and flat ceiling.



First Floor Landing:-

Built-in storage cupboard, radiator, access to loft via fitted ladder and coving to textured ceiling. Doors to:

Bedroom One:-

11' 9" x 11' 4" Into Wardrobes (3.58m x 3.45m) Maximum Measurements

UPVC double glazed window to front elevation, wardrobes (to remain), radiator, wood effect laminate flooring and coving to textured ceiling.



Bedroom Two:-

10' 7" x 9' 11" (3.22m x 3.02m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, over stairs storage cupboard with auto sensor light and coving to textured ceiling.



Bedroom Three:-

7' 11" x 6' 10" (2.41m x 2.08m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and coving to textured ceiling.



Bath & Shower Room:-

7' 4" x 7' 1" (2.23m x 2.16m)

Opaque UPVC double glazed window to front elevation, suite comprising: panelled corner Spa bath with mixer tap, separate shower cubicle with Mira electric shower, close coupled WC, wash hand basin inset vanity unit with mixer tap, tiled walls, shaver socket, chrome heated towel rail, tiled floor and coving to textured ceiling.



Outside:-

Off street parking and lawn area. Wrought iron gate gives pedestrian access to front door, outside water tap and on into:



Rear Garden:-

South facing, patio area, further decking for entertaining purposes, AstroTurf lawn, shrub borders, outside light, double power sockets and wooden shed (to remain).



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