

OFFERS IN EXCESS OF £325,000

VINCENT GROVE, PORTCHESTER, PO16 9RS



- Two Bedrooms (bedroom one with dressing room)
- Entrance Hallway
- Lounge
- Fitted Kitchen
- UPVC Conservatory with Utility Area
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Enclosed Rear Garden
- Summerhouse & Garage/Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

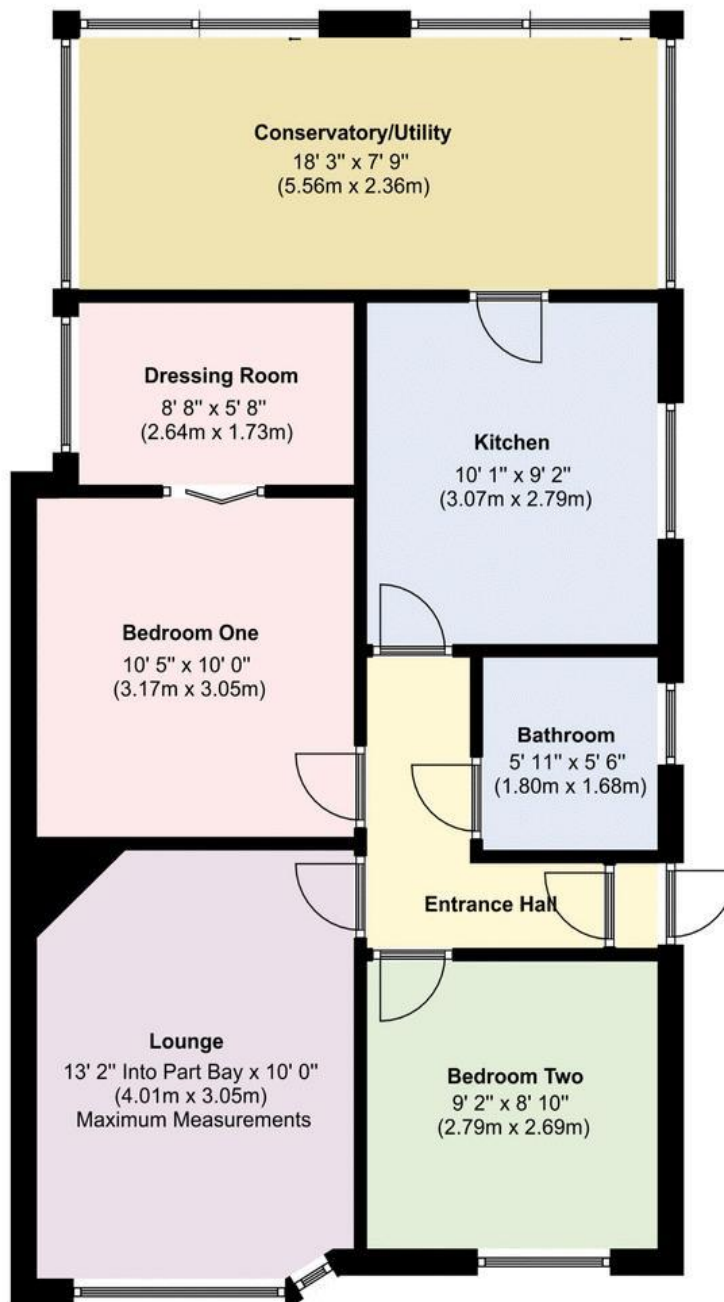
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2584

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed doors leading to:

Entrance Hall:-

Access to loft via fitted ladder and flat ceiling. Internal doors to:

Lounge:-

13' 2" Into Part Bay x 10' 0" (4.01m x 3.05m) Maximum Measurements

UPVC double glazed part bay window to front elevation with fitted shutters, radiator, TV aerial point, wall mounted electric fire with recess shelf above and flat ceiling.



Kitchen:-

10' 1" x 9' 2" (3.07m x 2.79m)

UPVC Double glazed window to side elevation, fitted range of modern base, eye level and larder style units incorporating a corner carousel section, roll top work surfaces, one and half bowl sink unit with mixer tap, part tiled walls, space for cooker with splashback and extractor above, space and plumbing for dishwasher, space for tall fridge/freezer, wall mounted Vaillant gas central heating boiler, engineered wooden flooring and flat ceiling with spotlighting inset. Part glazed door to:



Conservatory/Utility:-

18' 3" x 7' 9" (5.56m x 2.36m)

UPVC double glazed windows and two sliding doors overlooking and accessing the rear garden, radiator, space for table and chairs, roll top work surface, space and plumbing for washing machine, space for tumble dryer, additional storage cupboards and power connected.

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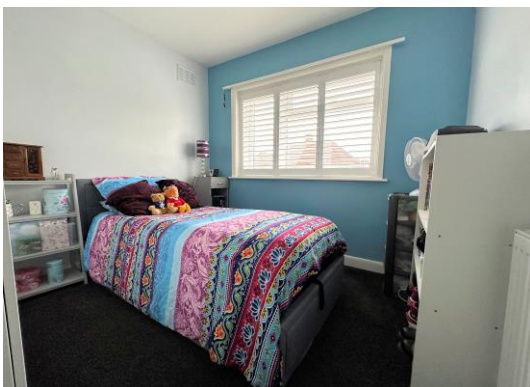
Bedroom One:-
10' 5" x 10' 0" (3.17m x 3.05m)

Radiator, flat ceiling and walkway to dressing room with opaque UPVC double glazed eye level window to side elevation and power and light connected.



Bedroom Two:-
9' 2" x 8' 10" (2.79m x 2.69m)

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



Bathroom:-
5' 11" x 5' 6" (1.80m x 1.68m)

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



Outside:-

Block paved off street parking and low level brick with wrought iron railings atop. Side access and wooden gate leads to:



Rear Garden:-

Enclosed, mainly laid to lawn, shingle to border, wooden shed (to remain), wooden summerhouse with double glazed windows and power connected and a separate garage/workshop with double doors and power connected.

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