

GUIDE PRICE £450,000

WEST STREET, PORTCHESTER, PO16 9UE



- Two Double Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Conservatory
- Shower Room
- Double Glazing
- Gas Central Heating
- Generous Corner Plot Garden
- Detached Garage
- Potential To Extend/Develop (STPP)
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

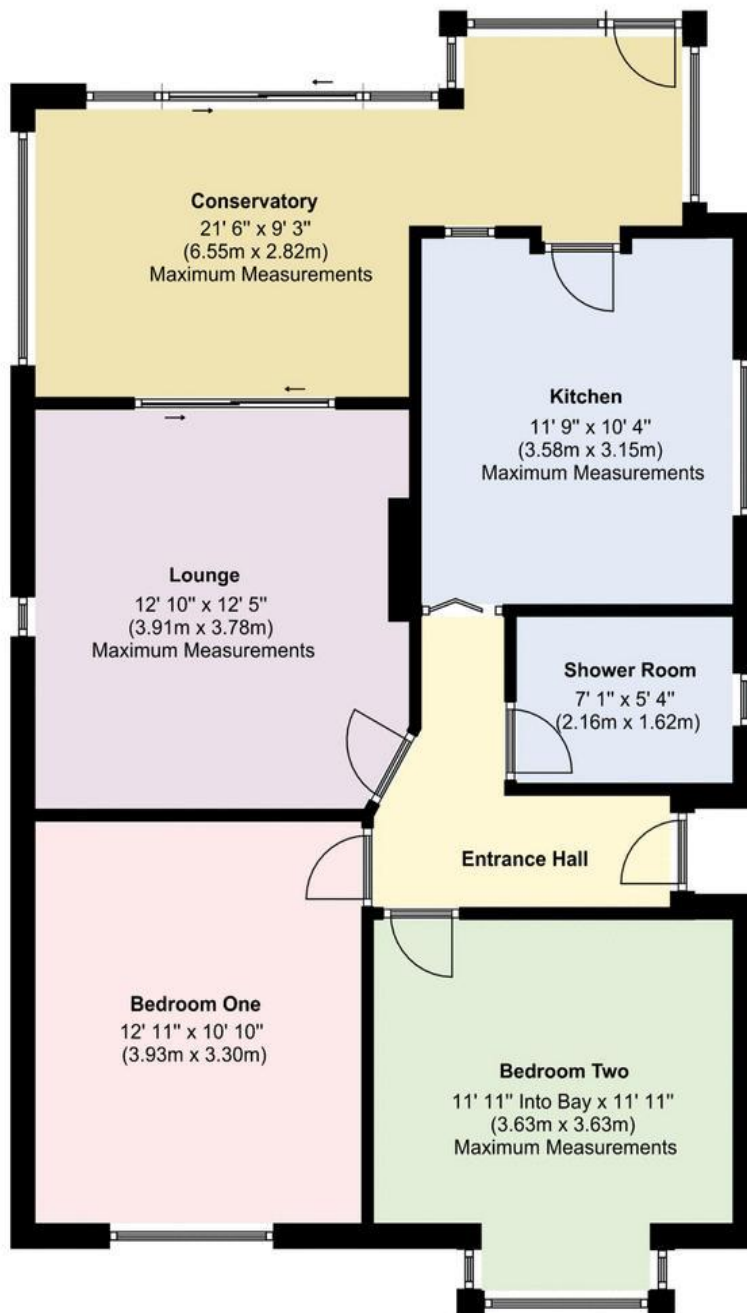
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Property Reference: P2648

Awaiting EPC

Council Tax Band: D

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



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The Accommodation Comprises:-

Covered entrance and UPVC part double glazed front door into:

Entrance Hall:-

Radiator, textured ceiling and access to loft. Doors to:

Lounge:-

12' 10" x 12' 5" (3.91m x 3.78m) Maximum Measurements

Feature fireplace, TV aerial point, radiator, circular lead light window to side elevation, coving to flat ceiling and double glazed sliding patio door to conservatory.



Kitchen:-

11' 9" x 10' 4" (3.58m x 3.15m) Maximum Measurements

A dual aspect room with UPVC double glazed window to side and rear elevations, fitted base and eye level units, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, space for appliances, space and plumbing for washing machine and wall mounted gas central heating boiler. UPVC part double glazed door to:



Conservatory:-

21' 6" x 9' 3" (6.55m x 2.82m) Irregular Shape, Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, power connected, space for table and chairs and wood effect laminated flooring.

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Bedroom One:-
12' 11" x 10' 10" (3.93m x 3.30m)

UPVC double glazed window to front elevation and radiator.



Bedroom Two:-
11' 11" Into Bay x 11' 11" (3.63m x 3.63m) Maximum Measurements

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

Shower Room:-
7' 1" x 5' 4" (2.16m x 1.62m)

Opaque UPVC double glazed window to side elevation, suite comprising: shower cubicle with Triton electric shower, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, radiator, tiled flooring and coving to flat ceiling.



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Outside:-

The bungalow benefits from a generous size enclosed mature corner plot garden with double opening wrought iron gates allowing off street parking and leading to the detached garage/workshop with power connected.



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