

## £360,000

### PORTSVIEW AVENUE, PORTCHESTER, PO16 8LT



- Three Bedrooms
- Entrance Hall
- Lounge
- Dining Area
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- EV Charge Point
- Garage/Workshop
- Enclosed South Facing Rear Garden

#### Portchester Office

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

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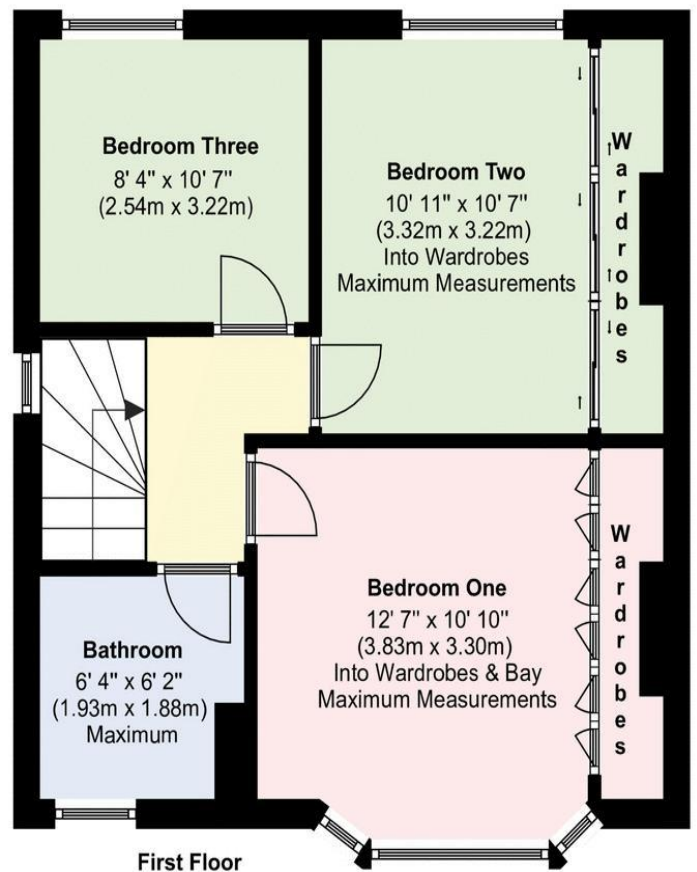
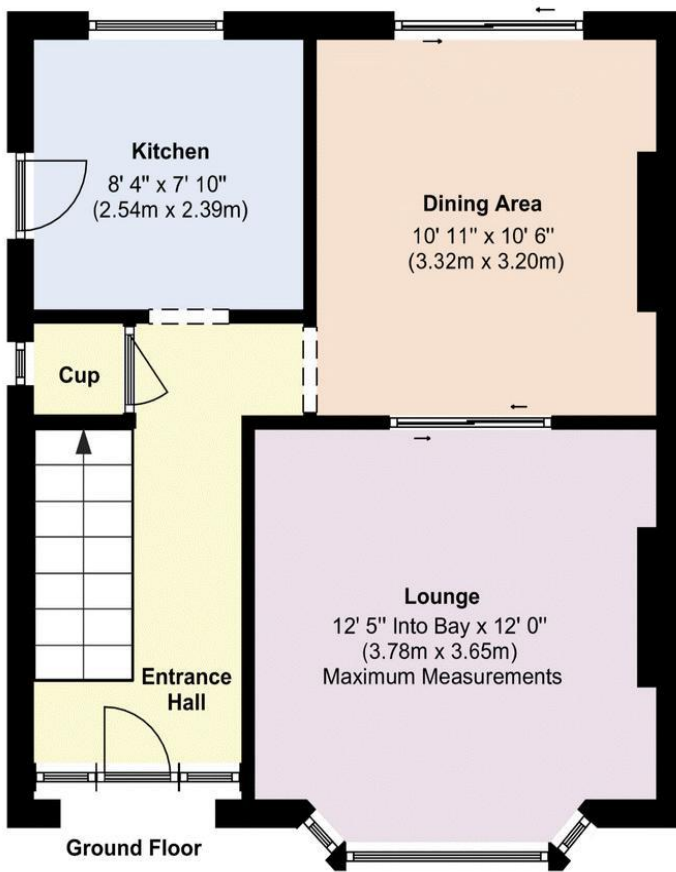


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference : P2562

Council Tax Band: C

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



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## The Accommodation Comprises:-

Covered entrance with quarry tiled floor and double glazed front door with matching side panels into:

## Entrance Hall:-

Stairs to first floor, laminate flooring, radiator, under stairs cupboard, flat ceiling and further storage cupboard with obscured double glazed window to side and power and light connected.

## Lounge:-

12' 5" Into Bay x 12' 0" (3.78m x 3.65m) Maximum Measurements

Double glazed bay window to front elevation, feature fireplace recess with wooden mantle over, TV aerial point, radiator and coving to flat ceiling. Sliding double doors to:



## Dining Area:-

10' 11" x 10' 6" (3.32m x 3.20m)

Double glazed sliding patio door overlooking and accessing the rear garden, space for table and chairs, radiator, laminate flooring and flat ceiling with spotlighting inset.



## Kitchen:-

8' 4" x 7' 10" (2.54m x 2.39m)

Double glazed window to rear elevation overlooking the garden, range of matching base and eye level storage units, roll top work surfaces, single bowl sink unit with mixer tap, space for cooker, space and plumbing for washing machine, space for under counter fridge/freezer, cupboard housing wall mounted Glow Worm gas central heating boiler, laminate flooring, double glazed door for side access and flat ceiling with spotlighting inset.

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### First Floor Landing:-

Double glazed window to side elevation, coving to flat ceiling and access to part boarded loft with light connected.

### Bedroom One:-

12' 7" x 10' 10" Into Bay (3.83m x 3.30m) Maximum Measurements

Double glazed bay window to front elevation, fitted wardrobes, radiator and flat ceiling.



### Bedroom Two:-

10' 11" x 10' 7" Into Wardrobes (3.32m x 3.22m) Maximum Measurements

Double glazed window to rear elevation overlooking the garden, fitted wardrobes, radiator and flat ceiling.



### Bedroom Three:-

8' 4" x 10' 7" (2.54m x 3.22m)

Double glazed window to rear elevation overlooking the garden, radiator and flat ceiling.



### Bathroom:-

6' 4" x 6' 2" (1.93m x 1.88m) Maximum Measurements

Obscure double glazed to front elevation, modern white suite comprising: P-shaped panelled bath with mixer tap, rainwater shower unit over with handheld shower attachment, shower screen, wash hand basin inset vanity unit with mixer tap, WC with concealed cistern, chrome heated towel rail, tiled walls, extractor fan and flat ceiling with spotlighting inset.

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### Outside:-

Front garden with lawn, bushes to side, driveway for off road parking and electric car charge point. Wooden gate gives access to:

### Rear Garden:-

Enclosed, raised decking with space for table and chairs for socialising and entertaining purposes, raised flower beds, steps to lawn, water tap, bushes to side, garage/workshop, further decking to rear and wooden shed (to remain).



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