

£250,000

ELEANORS WOOD, UPPER CORNAWAY LANE, PO16 8TA



- Two Bedrooms
- Entrance Hall
- Lounge/Diner
- Kitchen & Utility Area
- En-Suite Bathroom To Master
- Shower Room
- Gas Central Heating
- Double Glazing
- Block Paved Off Road Parking
- Garage/Workshop
- Low Maintenance Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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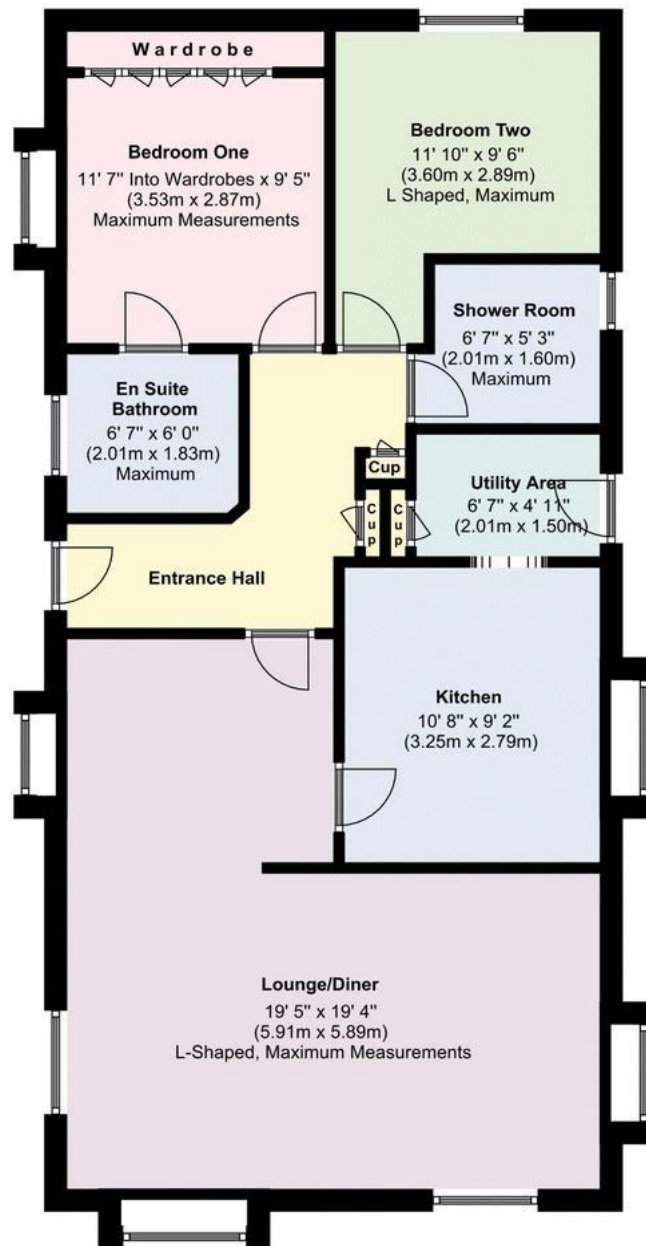
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Property Reference: P2574

Council Tax Band: B

EPC: Exempt

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



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The Accommodation Comprises:-

Double glazed front door into:

Entrance Hall:-

Radiator, two storage cupboards, feature arched shelving area with cupboard below, access to loft space and coving to ceiling. Door to:

Lounge/Diner:-

19' 5" x 19' 4" (5.91m x 5.89m) Maximum Measurements



Lounge:-

19' 4" x 11' 5" (5.89m x 3.48m)

Triple aspect room with double glazed windows to front and side elevations, two radiators, feature coal effect electric fireplace with mantle, TV aerial point, wall light, phone point and coving to ceiling. Archway to:



Dining Area:-

9' 11" x 8' 0" (3.02m x 2.44m)

Double glazed bow window to side elevation, space for table and chairs, radiator and continuation of coving to ceiling. Door to:



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Kitchen:-

10' 8" x 9' 2" (3.25m x 2.79m)

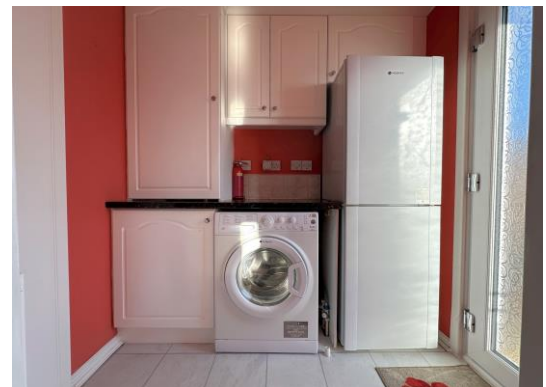
Double glazed bow window to side elevation, range of matching base and eye level storage units, roll top work surfaces, one and half bowl sink unit with mixer tap, part tiles walls, gas hob with concealed extractor over, new built-in eye level Hotpoint double oven, radiator and coving to ceiling with spotlighting inset. Archway to:



Utility Area:-

6' 7" x 4' 11" (2.01m x 1.50m)

Part double glazed door accessing the driveway, further base and eye level units, roll top work surface, space and plumbing for washing machine, space for tall fridge/freezer, wall unit housing Vaillant gas central heating boiler, radiator, storage cupboard and coving to ceiling with spotlighting inset.



Bedroom One:-

11' 7" Into Wardrobes x 9' 5" (3.53m x 2.87m) Maximum Measurements

Double glazed bow window to side elevation, fitted wardrobes and further bedroom furniture (all to remain), radiator and coving to ceiling. Door to:

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Bedroom Two:-

11' 10" x 9' 6" (3.60m x 2.89m) L Shaped, Maximum Measurements

Double glazed window to rear elevation, bedroom furniture (to remain), radiator and coving to ceiling.



Shower Room:-

6' 7" x 5' 3" (2.01m x 1.60m) Maximum Measurements

Obscured double glazed window to side elevation, corner shower cubicle with Triton electric shower, wash hand basin inset vanity unit, close coupled WC, radiator, tiled walls and coving to ceiling.



En Suite Bathroom:-

6' 7" x 6' 0" (2.01m x 1.83m) Maximum Measurements

Obscured double glazed window to side elevation, white suite comprising: panelled bath with mixer tap, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, radiator and coving to ceiling.



Outside:-

AstroTurf lawn to front of property, wrought iron gate and steps lead to utility room door. Block paved off road parking leads to garage/workshop with up and over door, window and door to rear garden.

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Rear Garden:-

AstroTurf lawn, patio area, space for table and chairs for entertaining and bin store.



Agents Note:-

The current pitch fee for this property is £226.83 pcm.

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