

## £389,995

GROVE AVENUE, PORTCHESTER, PO16 9EU



- Two Double Bedrooms
- Entrance Hall
- Lounge with Wood Burner
- L-Shaped Kitchen/Diner
- Ground Floor Shower Room
- First Floor En-Suite Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- 15' Garage/Workshop
- Generous Enclosed Rear Garden
- No Onward Chain

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

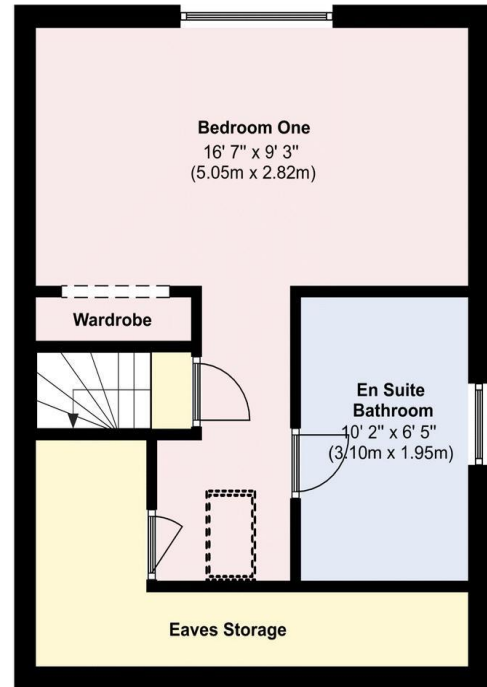
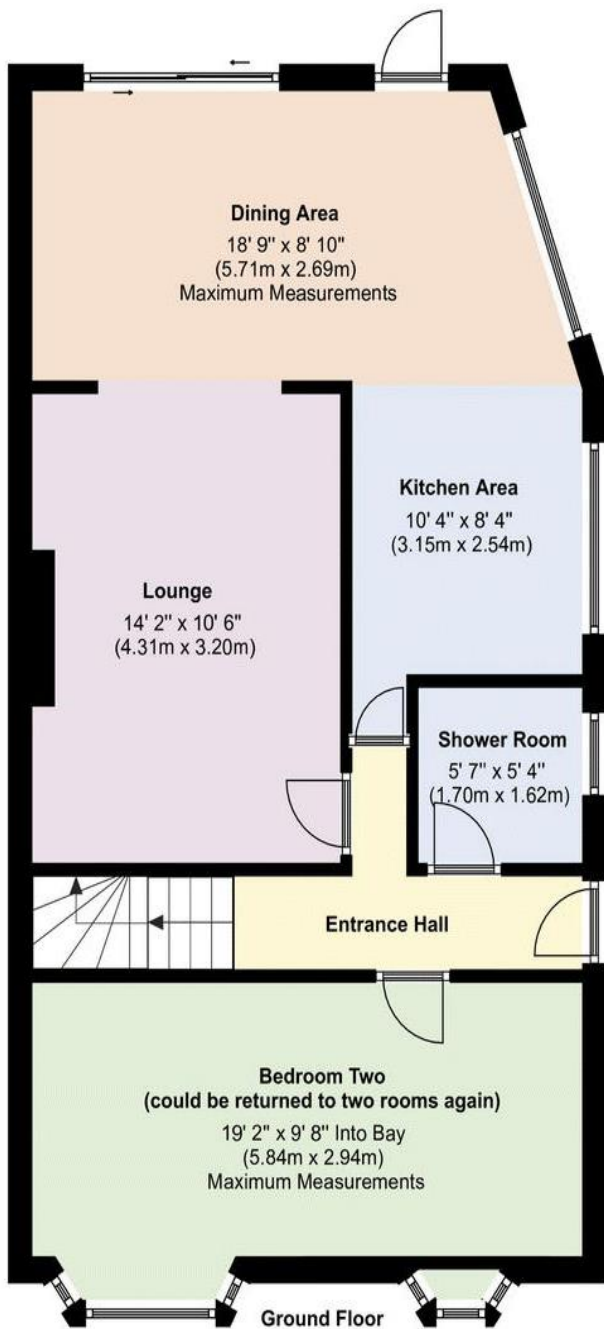
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

Property Reference: P2475

Council Tax Band: C

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



First Floor

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## The Accommodation Comprises:-

Covered entrance and UPVC part double glazed front door into:

## Entrance Hall:-

Return stairs to first floor, flat and textured ceiling, radiator and smoke detector. Wooden doors to:

## Lounge:-

14' 2" x 10' 6" (4.31m x 3.20m)

Feature wood burner with tiled surround and granite hearth, TV aerial point, radiator and textured ceiling. Walkway to:



## Kitchen/Diner:-



## Dining Area:-

18' 9" x 8' 10" (5.71m x 2.69m) Maximum Measurements

UPVC double glazed eye level window to side elevation, space for table and chairs, radiator, textured ceiling and UPVC double glazed sliding patio door and further double glazed door overlooking and accessing the rear garden. Further walkway to:



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### Kitchen Area:-

10' 4" x 8' 4" (3.15m x 2.54m)

UPVC double glazed window to side elevation, fitted base and eye level storage units, roll top worksurfaces, single bowl stainless steel sink unit, part tiled walls, eye level double oven and grill, induction hob with extractor canopy over, space and plumbing for both washing machine and dishwasher and textured ceiling.



### Bedroom Two:-

19' 2" x 9' 8" Into Bays (5.84m x 2.94m) Maximum Measurements

UPVC double glazed bay and bow windows to front elevation, two radiators, cupboard housing meters and flat ceiling.



### Shower Room:-

5' 7" x 5' 4" (1.70m x 1.62m)

Opaque UPVC double glazed window to side elevation, modern suite comprising: shower cubicle with rainwater and handheld shower attachment, wash hand basin inset vanity unit with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, tiled flooring, extractor fan and flat ceiling.

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### First Floor Landing:-

Small landing area with flat ceiling and smoke detector. Door to:

### Bedroom One:-

16' 7" x 9' 3" (5.05m x 2.82m)

A dual aspect room with UPVC double glazed window to rear elevation overlooking the garden and further double glazed Velux window to front elevation, radiator, wardrobe recess, flat and sloping ceiling and access to generous eaves storage area with light connected and potential to extend into (STPP). Door to:



### En-Suite Bathroom:-

10' 2" x 6' 5" (3.10m x 1.95m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising: freestanding double ended bath with mixer tap and handheld shower attachment to side, close coupled WC, wall mounted wash hand basin with mixer tap, shaver socket, part tiled walls, chrome heated towel rail, matching floor tiling, extractor fan and flat ceiling.



### Outside:-

Shingle off street parking available to front with shrub borders and wooden gate to rear garden. Side access leads to 15' garage/workshop with main up and over door, power connected and side courtesy door.

### Rear Garden:-

Generous size, enclosed, patio area with space for bistro style table and chairs for socialising and entertaining purposes, remainder laid mainly to lawn with shrub borders, vegetable section, additional seating area to rear accessed via low wooden gate with AstroTurf lawn and summerhouse/studio with power connected.

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