

OFFERS IN EXCESS OF £310,000

DORE AVENUE, PORTCHESTER, PO16 8DU



- Three Bedrooms
- Entrance Porch
- Lounge
- Fitted Kitchen/Diner Overlooking The Garden
- Modern First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Road Parking & Garage/Workshop
- Enclosed South Facing Rear Garden
- Portsmouth Harbour Views

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

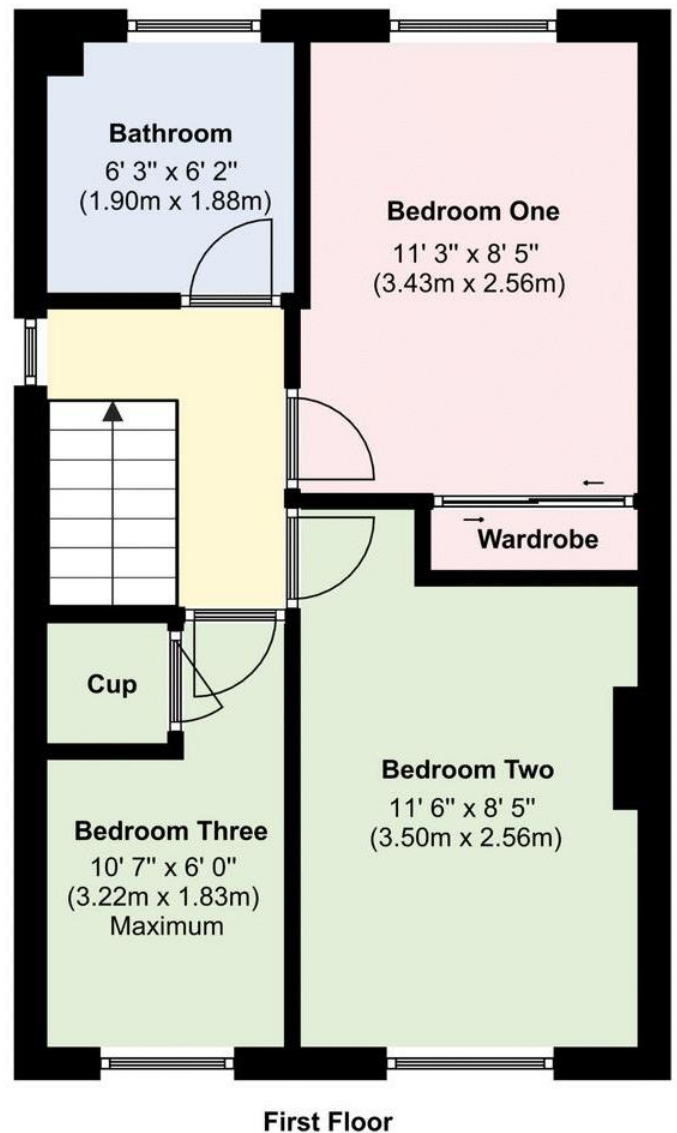
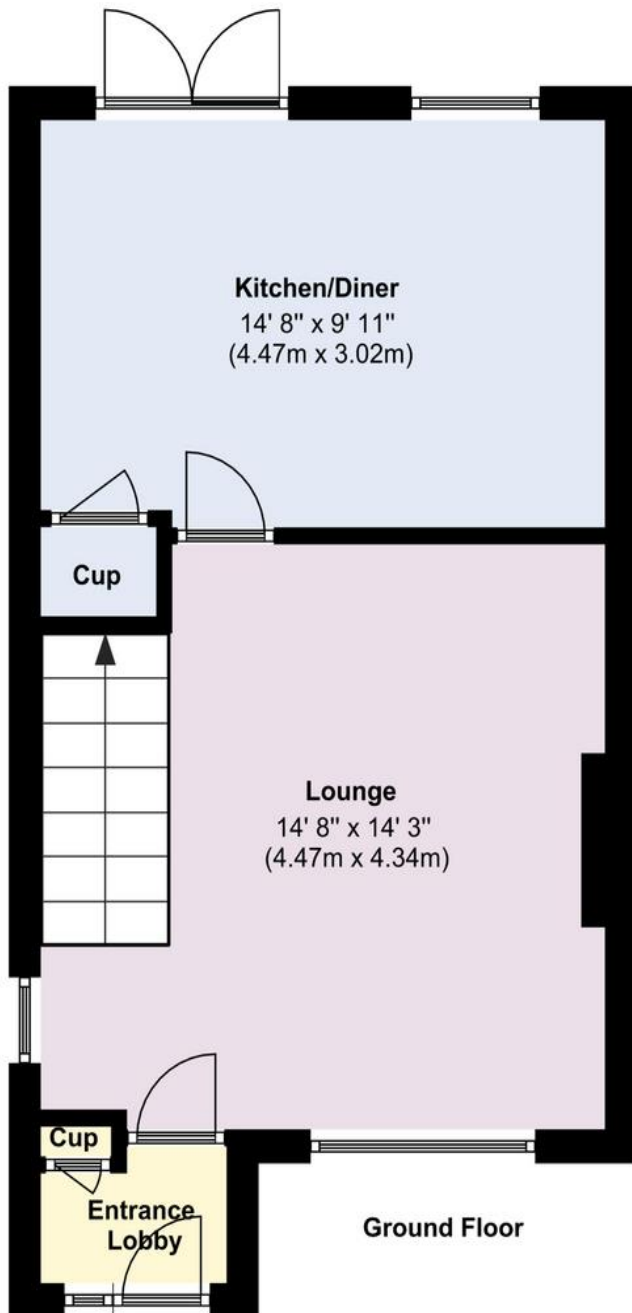
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2589

Council Tax Band: C

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



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The Accommodation Comprises:-

Part double glazed composite front door with double glazed side panel into:

Entrance Lobby:-

Engineered wooden flooring, cupboard housing meters and flat ceiling. Internal oak door to:

Lounge:-

14' 8" x 14' 3" (4.47m x 4.34m)

Dual aspect room with UPVC double glazed windows to front and side elevations, feature fireplace with gas fire inset, radiator, TV aerial point, stairs to first floor, smoke detector and flat ceiling. Oak door to:



Kitchen/Diner:-

14' 8" x 9' 11" (4.47m x 3.02m)

UPVC double glazed window to rear elevation, modern range of matching fitted base, eye level and larder style soft close storage units, roll top work surfaces, one and half bowl resin sink unit with mixer tap, part tiled walls, built-in oven with five five gas hob above and extractor canopy over, built-in fridge/freezer, integrated slimline dishwasher, space and plumbing for washing machine, space for table and chairs, under stairs storage cupboard, engineered wooden flooring, radiator, flat ceiling with spotlighting inset and UPVC double glazed French doors with fitted blinds overlooking and accessing the rear garden.



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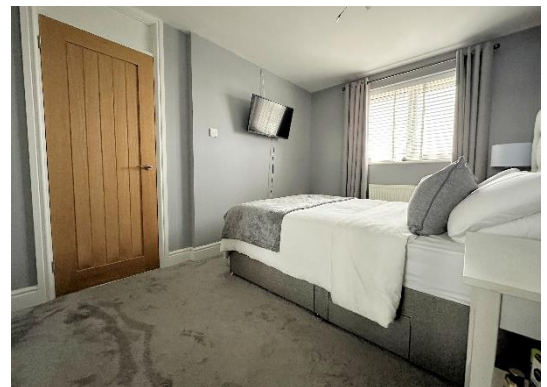
First Floor Landing:-

UPVC double glazed window to side elevation, smoke detector, access to loft via fitted ladder and flat ceiling. Oak doors to:

Bedroom One:-

11' 3" x 8' 5" (3.43m x 2.56m)

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsmouth harbour, radiator, sliding doors to built-in wardrobe, TV aerial point and flat ceiling.



Bedroom Two:-

11' 6" x 8' 5" (3.50m x 2.56m)

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

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Bedroom Three:-

10' 7" To Door x 6' 0" (3.22m x 1.83m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in storage cupboard and flat ceiling.

Bathroom:-

6' 3" x 6' 2" (1.90m x 1.88m)

Opaque UPVC double glazed eye level window to rear elevation, modern white suite comprising: panelled bath with central mixer tap and rainwater shower unit over with handheld shower attachment, shower screen, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, LVT flooring, extractor and flat ceiling with spotlighting inset.



Outside:-

Paved front garden with tiered shrub borders, brick retaining wall and wooden gate gives side pedestrian access to rear garden. Vehicular access via Harting Gardens leads to garage in block with up and over door, power connected and off street parking.

Rear Garden:-

South facing, enclosed, raised patio area with space for table and chairs for socialising and entertaining purposes, outside lighting, water tap, steps lead to lawn, shrub borders and further wooden gate gives access to garage and parking.



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