

OFFERS IN EXCESS OF £395,000

LEITH AVENUE, PORTCHESTER, PO16 8HN



- Three Bedrooms
- Extended 21ft Lounge/Diner
- Modern Fitted Kitchen
- Ground Floor Shower Room
- En Suite Cloakroom
- UPVC Double Glazing
- Gas Central Heating
- Block Paved Off Street Parking
- Enclosed Front & Rear Gardens
- Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

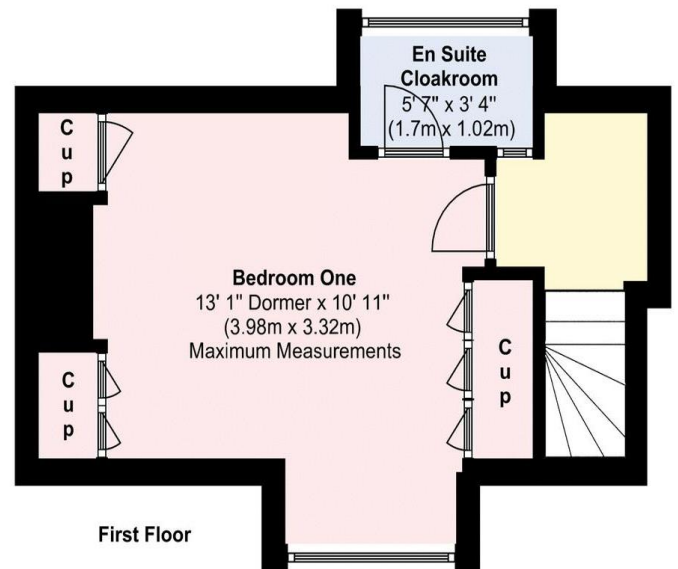
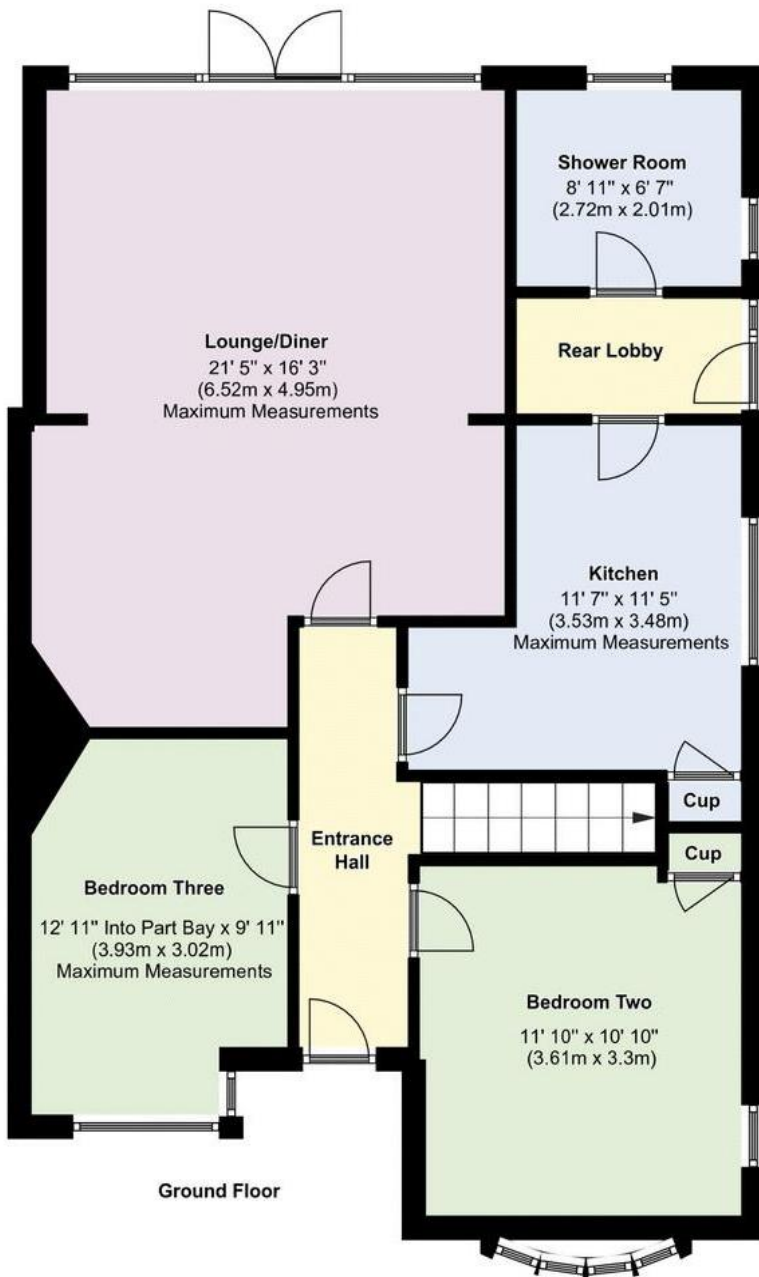
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Property Reference: P2515

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Hall:-

Return stairs to first floor, flat and curved ceiling, radiator and picture rail. Doors to:

Lounge/Diner:-

21' 5" x 16' 3" (6.52m x 4.95m) Maximum Measurements

UPVC double glazed double glazed windows and doors overlooking and accessing the rear garden, two contemporary radiators, TV aerial point, feature wall mounted fire with marble hearth, dining area with space for table and chairs, part wood effect laminate flooring and coving to textured ceiling.



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Kitchen:-

11' 7" x 11' 5" (3.53m x 3.48m) Maximum Measurements

UPVC double glazed window to side elevation, fitted range of modern base and eye level soft close units, roll top work surfaces with matching upstands, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven with microwave above, hob with stainless splashback and extractor canopy over, integrated washing machine and dishwasher, further built-in storage cupboard housing gas central heating boiler, under stairs storage and flat ceiling with spotlighting inset. Door to:



Rear Lobby:-

9' x 3' 10" (2.74m x 1.17m)

Opaque UPVC part double glazed window and door to side elevation giving access to garden, tiled flooring and space for American style fridge/freezer. Further internal door to:

Shower Room:-

8' 11" x 6' 7" (2.72m x 2.01m)

A dual aspect room with opaque UPVC double glazed windows to side and rear elevations, suite comprising: double width walk-in shower cubicle with Triton electric shower, close coupled WC, pedestal wash hand basin, tiled walls, radiator, tiled flooring and textured ceiling.



Bedroom Two:-

11' 10" x 10' 10" (3.61m x 3.3m)

A dual aspect room with UPVC double glazed windows to front and side elevations, radiator, built-in storage cupboard, picture rail and textured ceiling.



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Bedroom Three:-

12' 11" Into Part Bay x 9' 11" (3.93m x 3.02m) Maximum Measurements

UPVC double glazed part bay window to front elevation, flat and sloping ceiling, radiator, feature wall mounted fire with marble hearth, TV aerial point and picture rail.



First Floor Landing:-

Radiator, access to eaves storage, flat and sloping ceiling, opaque window to cloakroom and picture rail. Door to:

Bedroom One:-

13' 1" Into Dormer x 10' 11" (3.98m x 3.32m) Maximum Measurements

UPVC double glazed window to front elevation with roof top views towards Portsmouth Harbour, flat and sloping ceiling, radiator and Sharps fitted bedroom furniture (to remain). Door to:

En Suite Cloakroom:-

5' 7" x 3' 4" (1.7m x 1.02m)

Opaque UPVC double glazed window to rear elevation, close coupled WC, wash hand basin, tiled splashback, chrome heated towel rail, tiled flooring and flat ceiling.

Outside:-

Front garden is laid to lawn with a selection of shrubs and plants inset, stone retaining wall and block paved driveway to side allows off street parking. Double opening wooden gates lead to:

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Rear Garden:-

Enclosed, laid mainly to lawn, patio area with space for bistro style table and chairs, further raised patio area for socialising and entertaining purposes, a selection of flowers and plants, summer house, wooden shed (to remain), outside lighting and workshop with UPVC double glazed window, doors and power connected.



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