

## OFFERS IN THE REGION OF £425,000

THE HILLWAY, PORTCHESTER, PO16 8BW



- Three Bedrooms
- Entrance Hallway
- Downstairs Cloakroom/Utility
- 23' Lounge
- L-Shaped Fitted Kitchen/Diner
- Shower Room
- Double Glazing & Gas Central Heating
- Generous Corner Plot Garden
- Off Street Parking
- Garage/Workshop

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

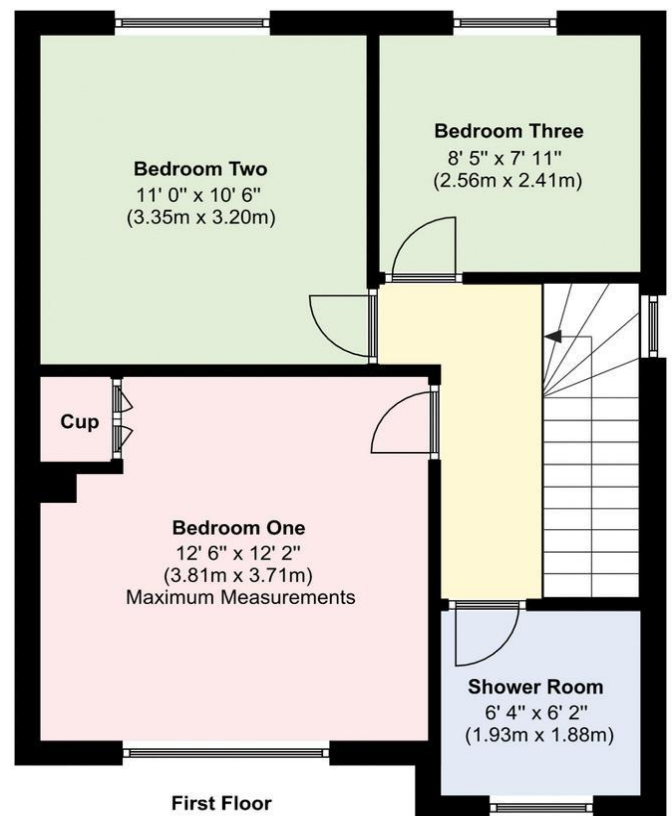
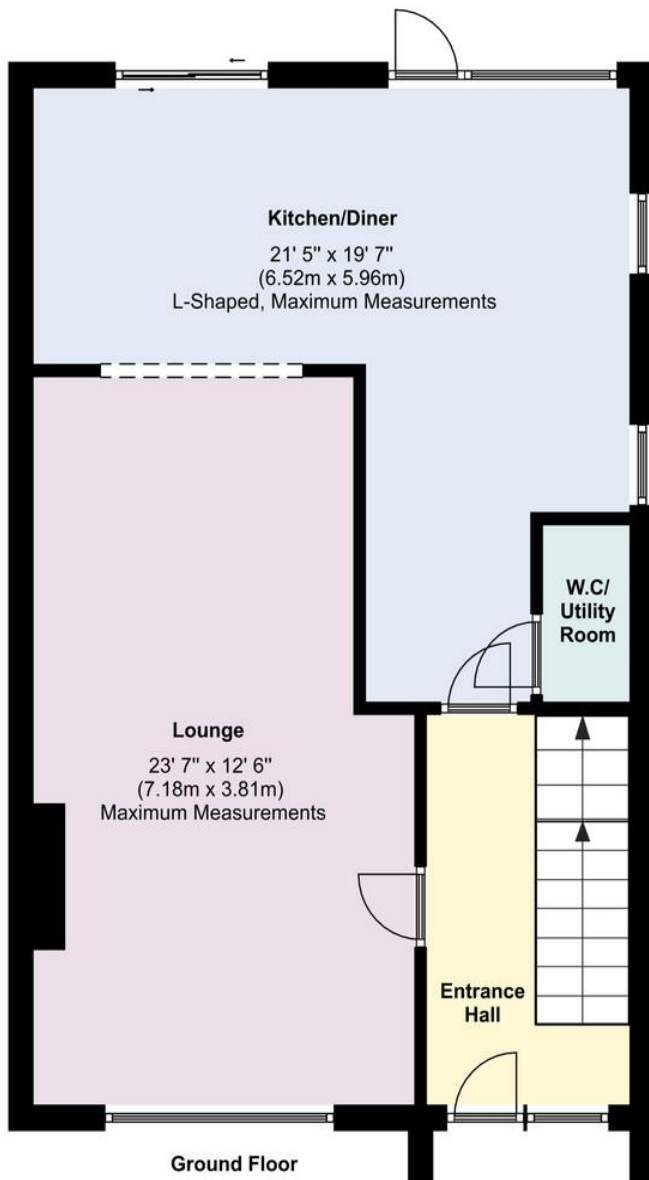
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Property Reference: P2581

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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:-

Covered entrance, quarry tiled steps, outside lighting and part double glazed composite front door with opaque double glazed side panel into:

## Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing meters, radiator, tiled floor and coving to flat ceiling. Part glazed wooden door to:



## Lounge:-

23' 7" x 12' 6" (7.18m x 3.81m) Maximum Measurements

UPVC double glazed window to front elevation with fitted shutter blinds, two radiators, TV aerial point and coving to flat ceiling. Walkway to:



## Kitchen/Diner:-

21' 5" x 19' 7" (6.52m x 5.96m) L-Shaped, Maximum Measurements



## Dining Area:-

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

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## Kitchen:-

UPVC double glazed windows to side and rear elevations and UPVC part double glazed door to garden, range of matching fitted base, eye level and larder soft close units, roll top worksurfaces with matching upstands and incorporating breakfast bar, one and a half bowl stainless steel sink unit with mixer tap, built-in double oven, gas hob with stainless steel splashback and extractor over, space for tall fridge/freezer, space and plumbing for dishwasher, continuation of tiled flooring and continuation of flat ceiling with spotlighting inset. Door to:



## Downstairs Cloakroom/Utility:-

5' 7" x 2' 10" (1.70m x 0.86m)

Close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, space and plumbing for washing machine, space for tumble dryer, laminate flooring, extractor and flat ceiling with spotlighting inset.

## First Floor Landing:-

UPVC double glazed window to side elevation, access to loft via fitted ladder and coving to flat ceiling. Wooden doors to:

## Bedroom One:-

12' 6" x 12' 2" (3.81m x 3.71m) Maximum Measurements

UPVC double glazed window to front elevation with fitted shutter blinds, radiator, wood effect laminate flooring, built-in storage cupboard and coving to flat ceiling.



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**Bedroom Two:-**  
11' 0" x 10' 6" (3.35m x 3.20m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and flat ceiling.



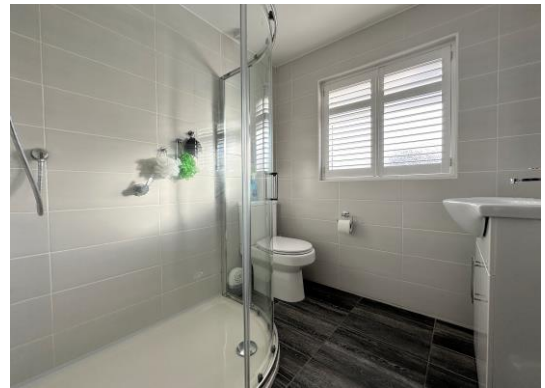
**Bedroom Three:-**  
8' 5" x 7' 11" (2.56m x 2.41m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and coving to flat ceiling.



**Shower Room:-**  
6' 4" x 6' 2" (1.93m x 1.88m)

Opaque UPVC double glazed window to front elevation with fitted shutter blinds, suite comprising: corner shower cubicle, close coupled WC, wash hand basin inset vanity unit with mixer tap, tiled walls, chrome heated towel rail, tiled floor, extractor and flat ceiling with spotlighting inset.



**Outside:-**

Generous corner plot shingle area with ample off street parking, front garden with lawn, established shrub borders, low level brick retaining wall, outside power sockets and water tap. Wooden gate gives pedestrian access to:



**Rear Garden:-**

Enclosed, west facing, extensive patio areas with space for table and chairs for socialising and entertaining purposes, outside power sockets, lawn, outside lighting, palm tree, double opening wooden gates to rear allowing vehicular access for further off street parking and garage/workshop with two windows and power connected.

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