

£294,000

FROBISHER GROVE, PORTCHESTER, PO16 9RT



- Two Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Conservatory
- Wet Room
- Double Glazing
- Gas Central Heating
- Garage/Workshop
- Enclosed Rear Garden
- General Updating Required
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

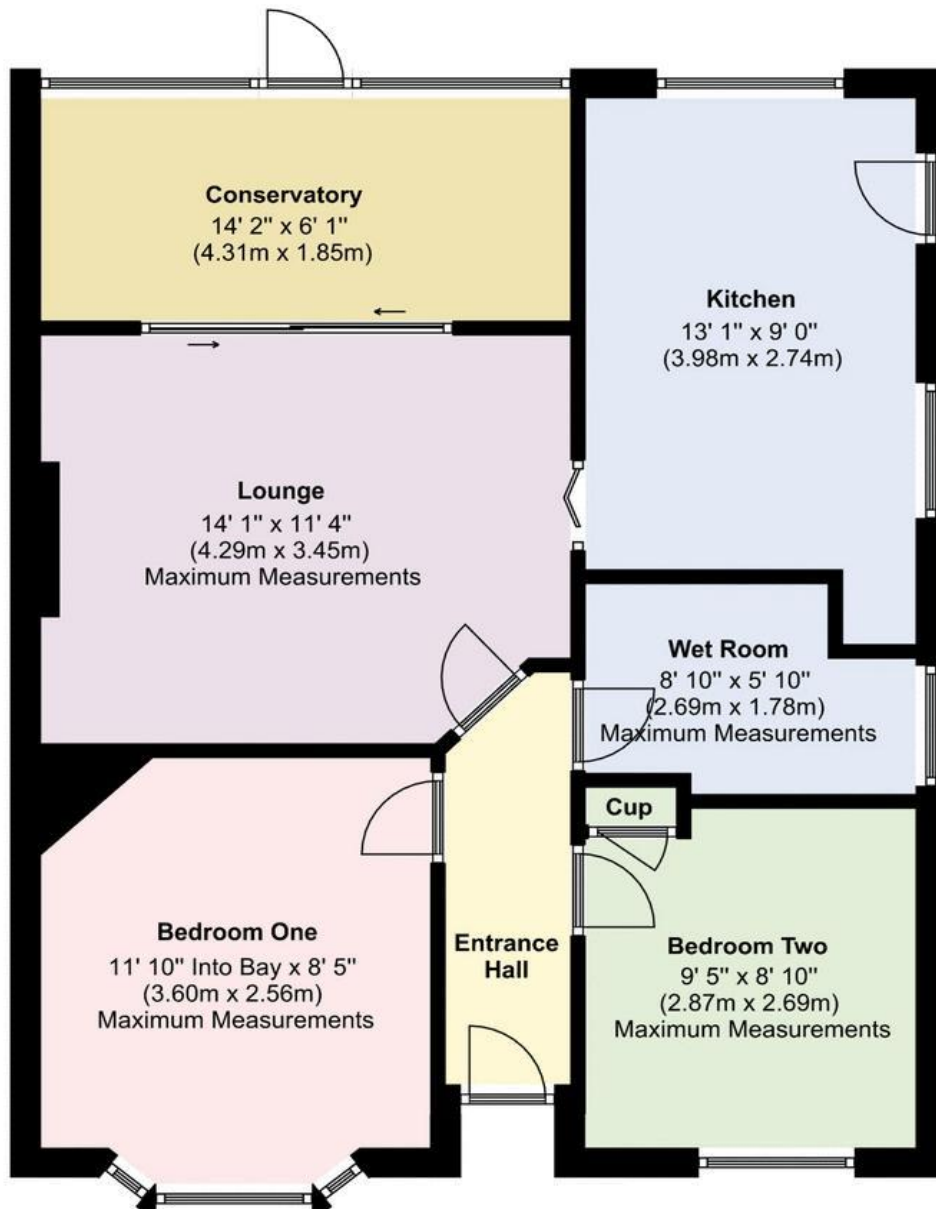
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Property Reference: P2613

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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:-

Part glazed wooden front door into:

Entrance Hall:-

Radiator. Panelled doors to:

Lounge:-

14' 1" x 11' 4" (4.29m x 3.45m) Maximum Measurements

Feature wooden fireplace, TV aerial point and double glazed sliding patio door to conservatory Further door to:



Kitchen:-

13' 1" x 9' 0" (3.98m x 2.74m)

A dual aspect room with double glazed windows to side and rear elevations, fitted base and eye level storage units, roll top worksurfaces, single bowl stainless steel sink unit, part tiled walls, space for cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, meter cupboard and door leading to side access.



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Conservatory:-

14' 2" x 6' 1" (4.31m x 1.85m)

UPVC double glazed windows and door overlooking and accessing the garden and power connected.



Bedroom Two:-

9' 5" x 8' 10" (2.87m x 2.69m) Maximum Measurements

Double glazed window to front elevation, radiator and built-in storage cupboard.



Bedroom One:-

11' 10" Into Bay x 8' 5" (3.60m x 2.56m) Maximum Measurements

Double glazed bay window to front elevation and radiator.



Wet Room:-

8' 10" x 5' 10" (2.69m x 1.78m) Maximum Measurements

Opaque double glazed window to side elevation, walk-in shower area with Mira electric shower and screen, close coupled WC, wall mounted wash hand basin, radiator, part tiled walls, an additional electric heater and access to loft.



Outside:-

Lawned front garden with mature hedging, side access leads to detached garage/workshop and hardstand area with water tap. A wooden gate leads to:

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Rear Garden:-

Enclosed, laid mainly to lawn, shrub borders and further mature hedging.



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