

## OFFERS IN EXCESS OF £300,000

ELGAR CLOSE, PORTCHESTER BORDERS, PO6 4SW



- Three Bedrooms
- Entrance Lobby
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen
- Extended Dining Area
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking, & Driveway
- Garage/Workshop
- Enclosed Rear Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

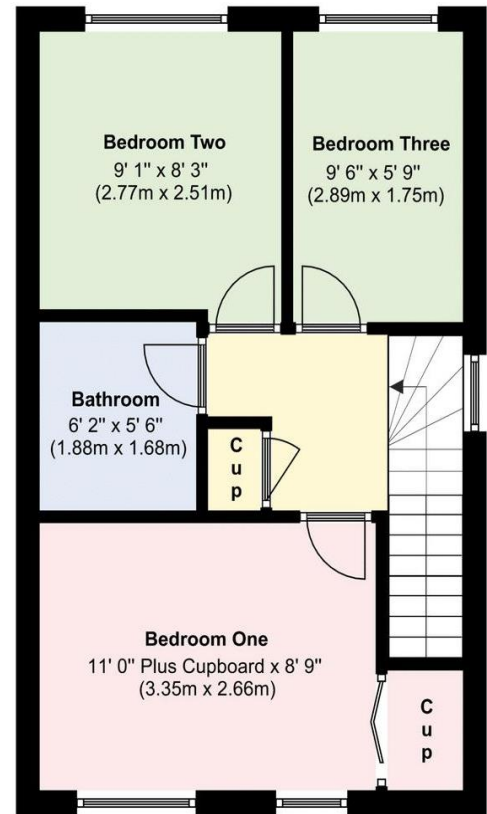
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2604

Council Tax Band: D

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



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## The Accommodation Comprises:-

UPVC part double glazed front door to :

### Entrance Lobby:-

Radiator with decorative cover, wood laminate flooring, coving to textured ceiling and glazed door to lounge. Further door to:

### Downstairs Cloakroom:-

5' 11" x 2' 11" (1.80m x 0.89m)

Opaque UPVC double glazed window to front elevation, white suite comprising: close coupled WC, wash hand basin inset vanity unit with mixer tap and tiled splashback, chrome heated towel rail, built-in storage cupboard, wood laminate flooring and flat ceiling.

### Lounge:-

15' 0" x 14' 4" (4.57m x 4.37m) Maximum Measurements

UPVC double glazed window to front elevation, two radiators (one with with decorative cover), TV aerial point, stairs to first floor, wood laminate flooring, dado rail and textured ceiling. Glazed door to:



### Kitchen:-

14' 4" x 9' 6" (4.37m x 2.89m)

Fitted base, eye level and larder style storage units, worksurfaces, single bowl stainless steel sink unit with mixer tap, space for gas cooker with tiled splashback and extractor over, space and plumbing for washing machine and slimline dishwasher, built-in eye level oven and grill, recess for fridge/freezer, tiled flooring, cupboard housing gas central heating boiler and flat ceiling with spotlighting inset. Walkway to:

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## Extended Dining Area:-

13' 5" x 6' 4" (4.09m x 1.93m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, radiator, space for table and chairs, continuation of tiled flooring and flat ceiling.



## First Floor Landing:-

Opaque UPVC double glazed window to side elevation, built-in storage cupboard, access to loft and coving to textured ceiling. Wooden doors to:

## Bedroom One:-

11' 0" Plus Cupboard x 8' 9" (3.35m x 2.66m)

Two UPVC double glazed windows to front elevation, radiator, built-in over stairs wardrobe cupboard, wood effect laminate flooring and coving to textured ceiling.



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**Bedroom Two:-**  
9' 1" x 8' 3" (2.77m x 2.51m)

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



**Bedroom Three:-**  
9' 6" x 5' 9" (2.89m x 1.75m)

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



**Bathroom:-**  
6' 2" x 5' 6" (1.88m x 1.68m)

White suite comprising: panelled bath with shower over, shower screen, pedestal wash hand basin, close coupled WC, part tiled walls, chrome heated towel rail, wood effect laminate flooring and textured ceiling with spotlighting inset.



**Outside:-**

Off street parking to front and driveway leads to:

**Garage/Workshop:-**  
16' 0" x 7' 9" (4.87m x 2.36m)

Up and over door, power connected and courtesy door to rear garden.

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## Rear Garden:-

Enclosed, wooden decking for entertaining purposes, water tap, lawn with shingle to border, circular patio seating area and wooden summerhouse (to remain).



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