

£220,000

BIRDLIP ROAD, PAULSGROVE, PORTSMOUTH, PO6 4EE



- Three Bedrooms
- Entrance Porch
- 20' Lounge
- 20' Fitted Kitchen/Diner
- Extended Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- South Facing Rear Garden
- Close To Local Amenities
- EPC: TBC

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2529

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ
 Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk
 www.fenwicks-estates.co.uk



The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Porch:-

Opaque UPVC double glazed windows and further UPVC double glazed internal door to:

Lounge:-

20' 10" x 12' 0" (6.35m x 3.65m)

UPVC double glazed window to front elevation, radiator, stairs to first floor, built-in under stairs storage with shelving above, TV aerial point and coving to flat ceiling. Part glazed door to:



Kitchen/Diner:-

20' 10" x 8' 6" (6.35m x 2.59m) Maximum Measurements

UPVC double glazed window to rear elevation and UPVC double glazed sliding patio door overlooking and accessing the rear garden, fitted range of modern matching base, eye level and larder style storage cupboards, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine, space for table and chairs, radiator, an additional cupboard housing gas central heating boiler and coving flat ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Bedroom Two:-

12' 1" To Door x 8' 7" (3.68m x 2.61m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in storage cupboard and coving to flat ceiling.



First Floor Landing:-

Coving to flat ceiling and access to loft. Doors to:

Bedroom One:-

12' 1" To Door x 11' 10" (3.68m x 3.60m) Maximum Measurements

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

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Bedroom Three:-

9' 1" x 8' 7" (2.77m x 2.61m) Maximum

UPVC double glazed window to front elevation, radiator, built-in cabin bed with storage cupboards below, wood effect laminate flooring and coving to flat ceiling with spotlighting inset.



Bathroom:-

10' 0" x 5' 6" (3.05m x 1.68m)

Obscured UPVC double glazed window to rear elevation, white suite comprising: P-shaped panelled bath with electric shower over, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with spotlighting inset.



Outside:-

A wrought iron gate leads to split level front garden with brick retaining wall and slate chipped borders. Rear access and wooden gate leads to:

Rear Garden:-

Generous size, enclosed, low maintenance, south facing, patio area for entertaining purposes, remainder laid mainly to Astro Turf lawn with storage sheds, water tap and power sockets.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

