

## £375,000

### LECKFORD CLOSE, PORTCHESTER, PO16 8DZ



- Three Bedrooms
- Entrance Porch
- Lounge
- Dining Area
- Fitted Kitchen
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Block Paved Off Road Parking
- 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)

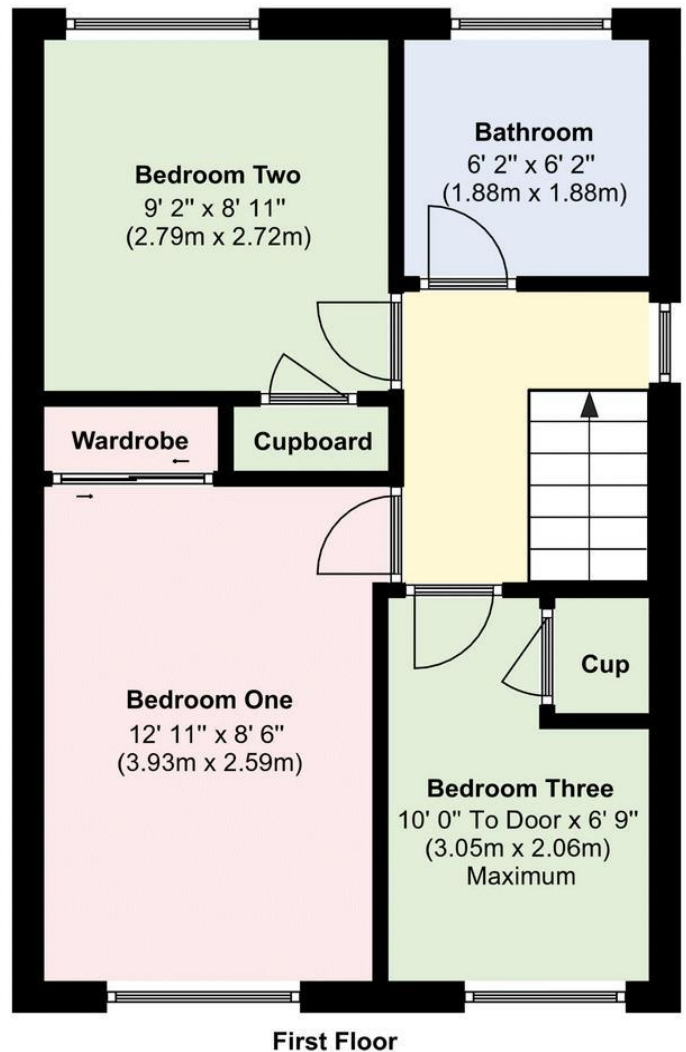
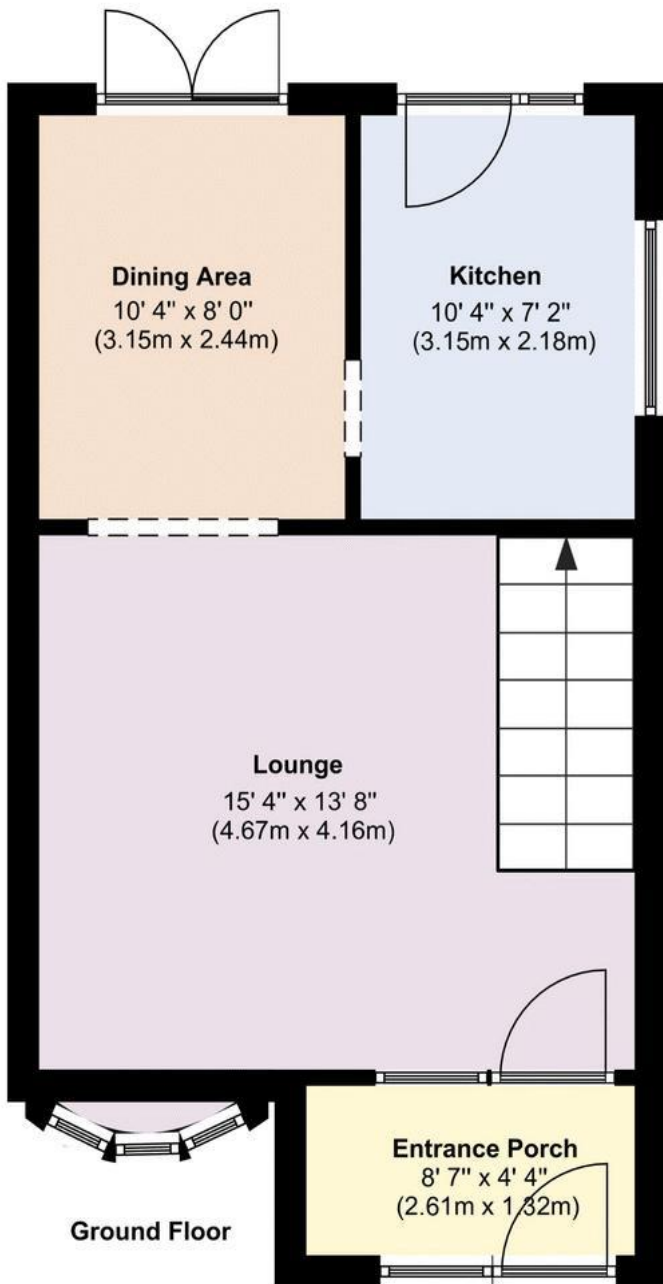
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2563

Council Tax Band: C

Awaiting EPC

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



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## The Accommodation Comprises:-

Part double glazed composite front door with double glazed side panel into:

### Entrance Porch:-

8' 7" x 4' 4" (2.61m x 1.32m)

Radiator, tiled flooring and flat ceiling. Part glazed wooden internal door to:

### Lounge:-

15' 4" x 13' 8" (4.67m x 4.16m)

UPVC double glazed bow window to front elevation, stairs to first floor, under stairs storage cupboard, two radiators, TV aerial point, feature fireplace (to remain), wood effect laminate flooring and flat ceiling with spotlighting inset. Walkway to:



### Dining Area:-

10' 4" x 8' 0" (3.15m x 2.44m)

UPVC double glazed doors overlooking and accessing the garden, space for table and chairs, continuation of wood effect laminate flooring and flat ceiling with spotlighting inset. Doorway to:



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### **Kitchen:-**

10' 4" x 7' 2" (3.15m x 2.18m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, fitted base and eye level storage units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with stainless splashback and concealed extractor over, integrated under counter fridge and freezer, space and plumbing for washing machine and dishwasher, matching wall cupboard housing gas central heating boiler with wireless thermostat, LVT flooring, flat ceiling and UPVC part double glazed door leading to rear garden.



### **First Floor Landing:-**

UPVC double glazed window to side elevation and flat ceiling with spotlighting inset. Doors to:

### **Bedroom One:-**

12' 11" x 8' 6" (3.93m x 2.59m)

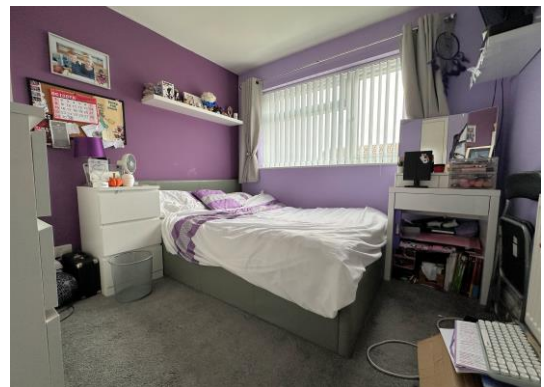
UPVC double glazed window to front elevation, radiator, mirror fronted sliding doors to built-in fitted wardrobe and textured ceiling.



### **Bedroom Two:-**

9' 2" x 8' 11" (2.79m x 2.72m)

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



### **Bedroom Three:-**

10' 0" To Door x 6' 9" (3.05m x 2.06m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in over stairs storage cupboard and textured ceiling.

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

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, chrome heated towel rail, wall mounted storage cupboards with central mirror and flat ceiling with spotlighting inset.



**Outside:-**

Block paved off street parking available to front of property. Double opening wooden gates lead to:

**Rear Garden:-**

Enclosed, west facing, wooden decked covered seating area, patio area for entertaining purposes, power connected, outside lighting, water tap, lawn with shrub borders, wooden workshop with power connected and brick built garage/workshop with main up and over door, power connected and side courtesy door to garden.



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