

£285,000

MERTON AVENUE, PORTCHESTER, PO16 9NE



- Two Double Bedrooms
- Entrance Lobby
- Lounge
- Dining Area
- Fitted Kitchen
- Shower Room
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Generous Enclosed Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

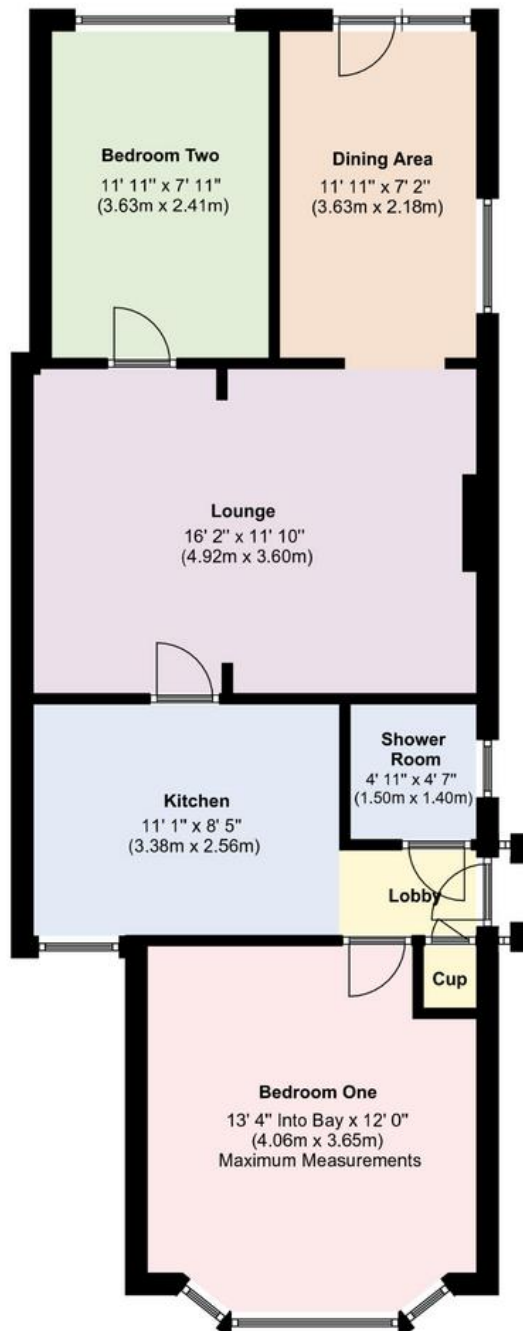
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Property Reference: P2491

Council Tax Band: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 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 with UPVC part double glazed front door into:

Entrance Lobby:-

Built-in storage cupboard, flat ceiling, doors to bedroom one and shower room. Walkway to:

Kitchen:-

11' 1" x 8' 5" (3.38m x 2.56m)

UPVC double glazed window to front elevation, fitted base and eye level units with underlighting to wall units, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with concealed extractor over, space for tall fridge/freezer, space and plumbing for washing machine, space for tumble dryer, access to loft and flat ceiling. Glazed door to:



Lounge:-

16' 2" x 11' 10" (4.92m x 3.60m)

Feature fire place, TV aerial point, radiator, wood effect laminate flooring, door leading to bedroom two and flat ceiling. Walkway to:



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Bedroom One:-

13' 4" Into Bay x 12' 0" (4.06m x 3.65m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, wood effect laminate flooring and flat ceiling.



Dining Area:-

11' 11" x 7' 2" (3.63m x 2.18m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, radiator, wood effect laminate flooring, wall mounted gas central heating boiler, flat ceiling and part glazed door overlooking and accessing the rear garden.



Bedroom Two:-

11' 11" x 7' 11" (3.63m x 2.41m)

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



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Shower Room:-

4' 11" x 4' 7" (1.50m x 1.40m)

Opaque UPVC double glazed window to side elevation, suite comprising shower cubicle with Triton electric shower, pedestal wash hand basin, close coupled WC, part tiled walls, electric heated towel rail, radiator and textured ceiling.



Outside:-

Ample off street parking available to front. Side access and wooden gate leads to:



Rear Garden:-

Generous, west facing, lawn, shrub borders and wooden shed (to remain).



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