

## £305,000

DORE AVENUE, PORTCHESTER, PO16 8DW



- Three Bedrooms
- Entrance Lobby
- Lounge
- Dining Area
- Fitted Kitchen
- Family Bathroom
- Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Garage/Workshop
- No Onward Chain

### Portchester Office

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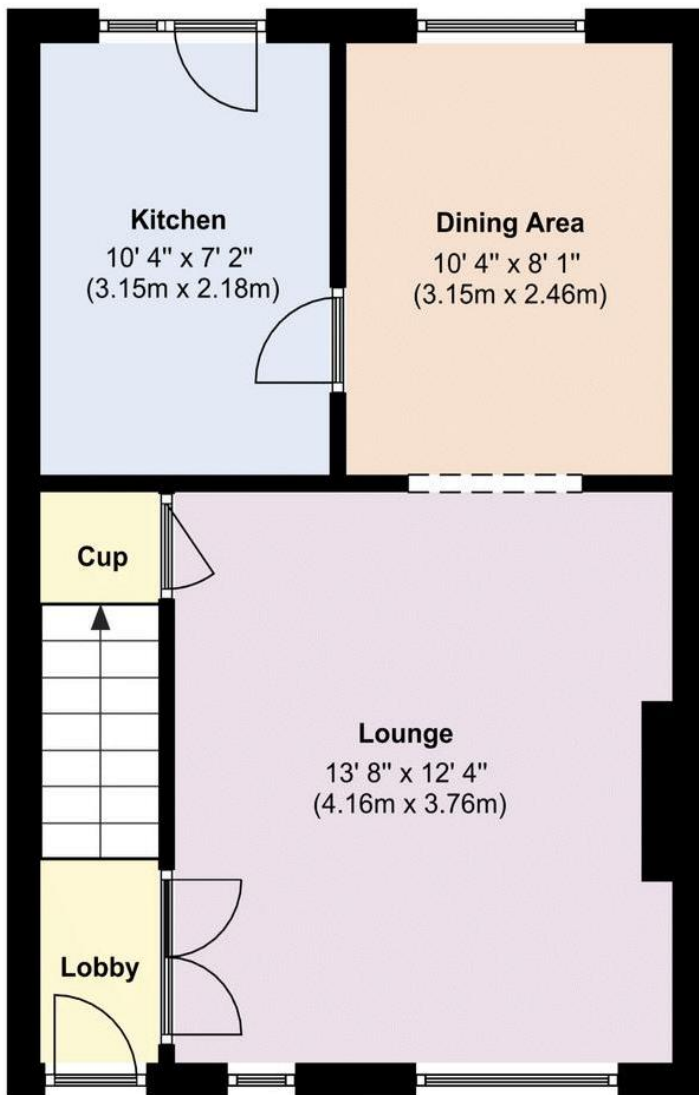
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

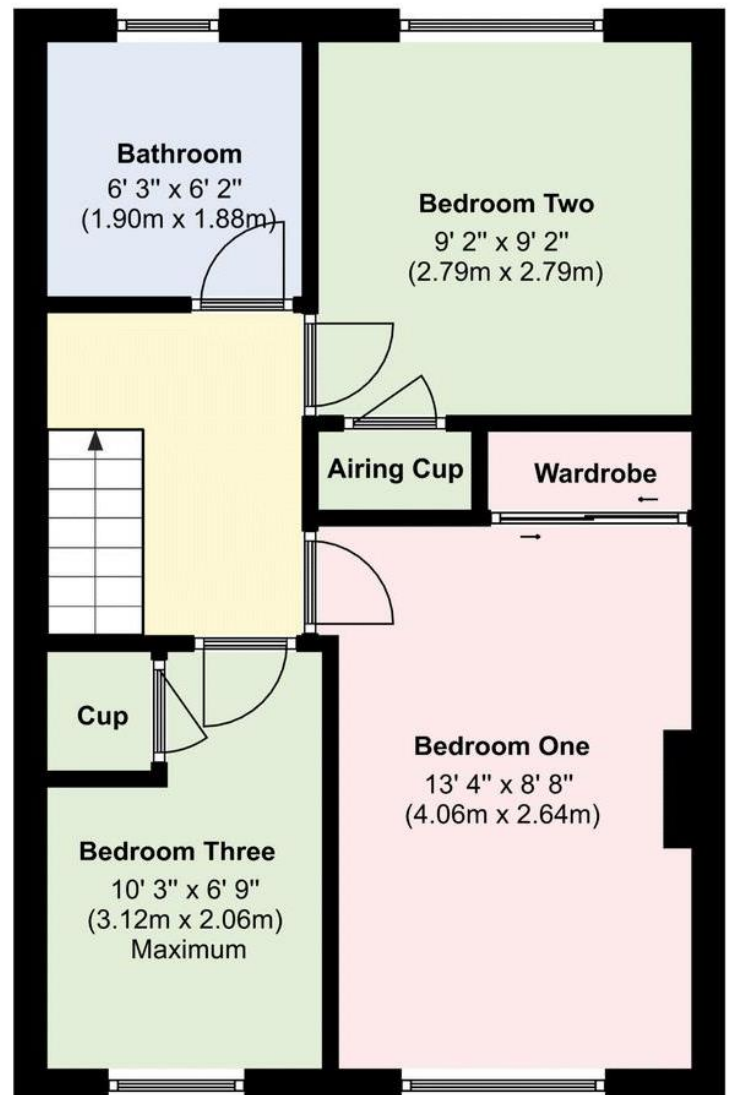
Property Reference: P2592

Council Tax Band: C

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



Ground Floor



First Floor

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## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Lobby:-

Stairs to first floor and textured ceiling. Glazed doors to:

### Lounge:-

13' 8" x 12' 4" (4.16m x 3.76m)

UPVC double glazed windows to front elevation, under stairs storage cupboard, TV aerial point, feature fireplace and coving to textured ceiling. Walkway to:



### Dining Area:-

10' 4" x 8' 1" (3.15m x 2.46m)

UPVC double glazed window to rear elevation overlooking the garden, space for table and chairs, radiator and coving to textured ceiling. Door to:



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## **Kitchen:-**

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

UPVC double glazed window and part double glazed door overlooking and accessing the rear garden, matching base and eye level storage units, roll top worksurfaces, single bowl sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine and textured ceiling.



## **First Floor Landing:-**

Radiator, access to loft and textured ceiling. Doors to:

## **Bedroom One:-**

13' 4" x 8' 8" (4.06m x 2.64m)

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



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## Bedroom Two:-

9' 2" x 9' 2" (2.79m x 2.79m)

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



## Outside:-

Low maintenance AstroTurf front garden with steps to front door and rear access via Rogate Gardens leads to garage/workshop with up and over door.

## Bedroom Three:-

10' 3" x 6' 9" (3.12m x 2.06m) Maximum Measurements

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



## Rear Garden:-

Enclosed, tiered, lawn, shrub borders and wooden gate to rear.



## Bathroom:-

6' 3" x 6' 2" (1.90m x 1.88m)

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath with electric shower over, shower screen, wash hand basin inset vanity unit with mixer tap, close coupled WC, radiator and textured ceiling.

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