

£389,995

CORNAWAY LANE, PORTCHESTER, PO16 9DD



- Two Bedrooms
- Entrance Hallway
- Lounge/Diner
- Fitted Kitchen
- Conservatory
- Shower Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Garage/Workshop
- Established Corner Plot Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

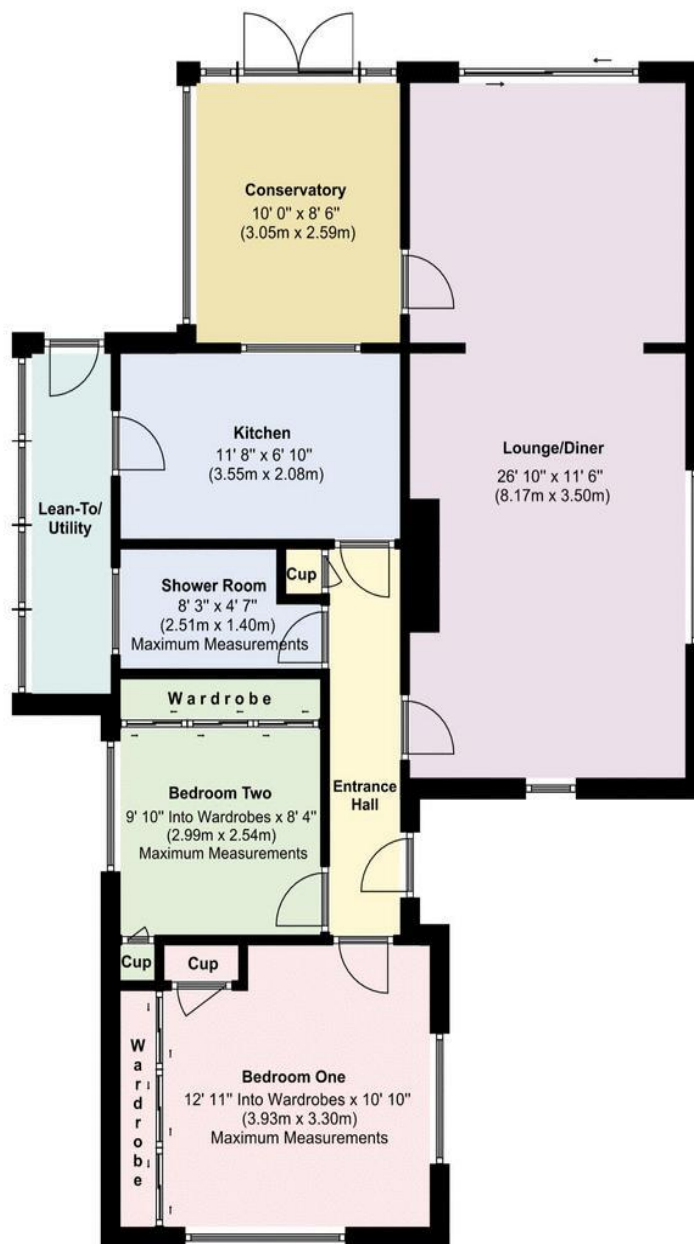
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Property Reference: P2575

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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)



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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Hall:-

Radiator, wood effect laminate flooring, built-in storage cupboard housing meters, access to loft via fitted ladder and coving to textured ceiling. Door to:

Lounge/Diner:-

26' 10" x 11' 6" (8.17m x 3.50m)



Dining Area:-

11' 6" x 10' 6" (3.50m x 3.20m)

UPVC double glazed sliding patio door overlooking and accessing the rear garden, space for table and chairs, radiator and continuation of coving to textured ceiling. Further internal glazed door to:



Lounge:-

15' 10" x 11' 6" (4.82m x 3.50m)

UPVC double glazed window to side elevation, further double glazed porthole style window, feature fireplace, radiator, TV aerial point and coving to textured ceiling. Archway to:

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Conservatory:-

10' 0" x 8' 6" (3.05m x 2.59m)

UPVC double glazed windows and double opening French doors overlooking and accessing the rear garden, tiled floor, radiator and power connected.



Kitchen:-

11' 8" x 6' 10" (3.55m x 2.08m)

UPVC double glazed window to rear elevation, fitted range of matching base and eye level storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with gas hob above, space and plumbing for dishwasher, space for tall fridge/freezer, matching cupboard housing replacement gas central heating boiler and flat ceiling. Part glazed door to:



Lean-To/Utility:-

13' 1" x 2' 11" (3.98m x 0.89m)

UPVC double glazed windows and door leading to rear garden, space and plumbing for washing machine and space for tumble dryer.

Bedroom One:-

12' 11" Into Wardrobes x 10' 10" (3.93m x 3.30m) Maximum Measurements

UPVC double glazed windows to front and side elevations, mirror fronted sliding doors to built-in wardrobe unit, radiator, further storage cupboard and coving to textured ceiling.

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Bedroom Two:-

9' 10" Into Wardrobes x 8' 4" (2.99m x 2.54m) Maximum Measurements

UPVC double glazed window to side elevation, mirror fronted sliding doors to built-in wardrobe unit, radiator, further storage cupboard and coving to textured ceiling.



Shower Room:-

8' 3" x 4' 7" (2.51m x 1.40m) Maximum Measurements

Obscured UPVC double glazed window to side elevation, suite comprising: walk-in shower with Mira mains shower, close coupled WC, pedestal wash hand basin with mixer tap, tiled walls, ladder style heated towel rail, tiled floor and textured ceiling.



Outside:-

Established corner plot garden with shingle, shrub borders and wooden gate to rear garden. Off road parking to side leads to:

Garage/Workshop:-

Brick built, detached, up and over door, power connected, side courtesy door and double glazed window.



Rear Garden:-

Enclosed, laid to lawn, patio area for entertaining purposes, water tap, additional storage sheds.

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