

## OFFERS IN EXCESS OF £350,000

LEITH AVENUE, PORTCHESTER, PO16 8HS



- Three Bedrooms
- Spacious Entrance Hallway
- Lounge
- Extended Dining Area
- Fitted Kitchen
- Conservatory
- Ground Floor Bathroom
- First Floor Cloakroom
- Double Glazing & Gas Central Heating
- Off Road Parking & Driveway
- 25' x 9' 4" Garage/Workshop
- South Facing 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)

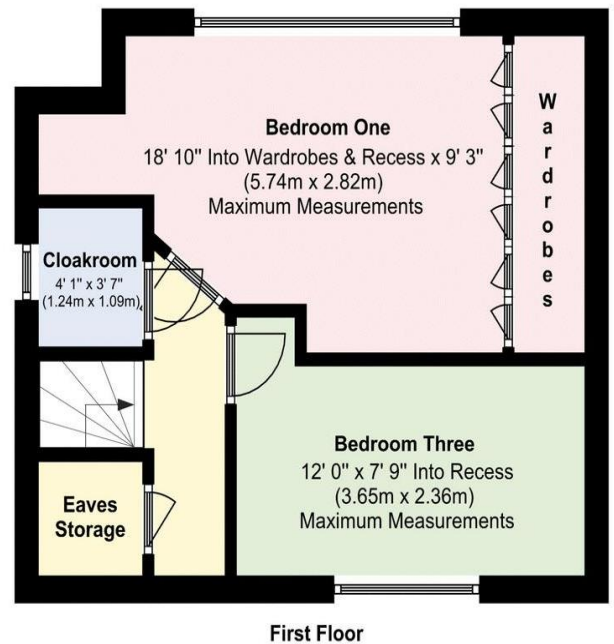
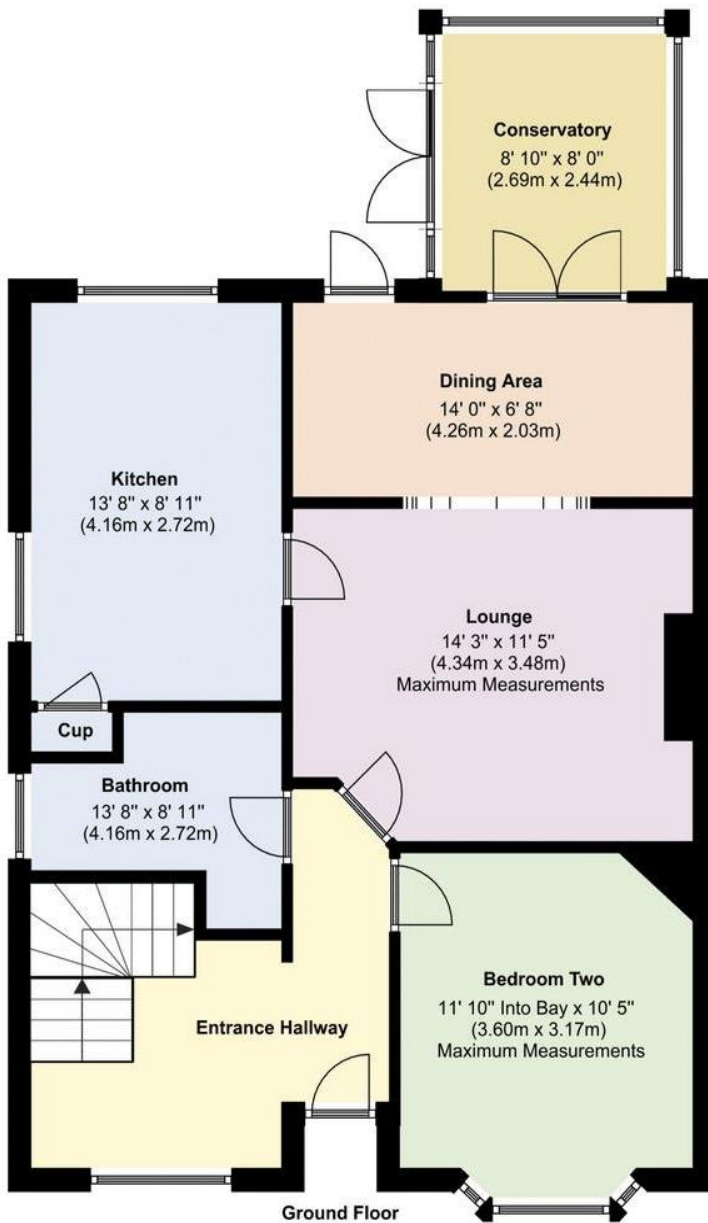
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2606

Council Tax Band: C

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



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## The Accommodation Comprises:-

Covered entrance with quarry tiled flooring and UPVC part double glazed front door into:

## Entrance Hall:-

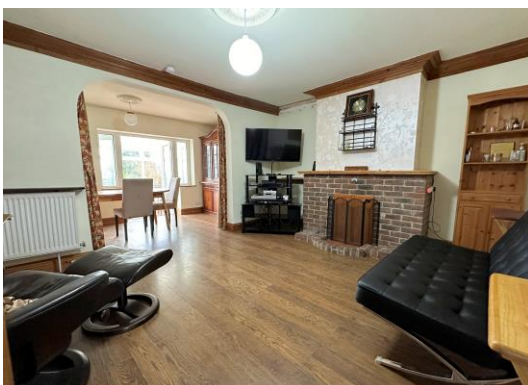
UPVC double glazed window to front elevation, stairs to first floor, radiator and picture rail. Wooden doors to:



## Lounge:-

14' 3" x 11' 5" (4.34m x 3.48m) Maximum Measurements

Feature brick fireplace with quarry tiled hearth and wooden mantle shelf over, wooden door to kitchen, radiator, TV aerial point, wood effect laminate flooring and flat ceiling with decorative coving. Archway to:



## Extended Dining Area:-

14' 0" x 6' 8" (4.26m x 2.03m)

Wood effect laminate flooring, space for table and chairs, flat ceiling and UPVC part double glazed door to garden. Double glazed French doors to:



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## Conservatory:-

8' 10" x 8' 0" (2.69m x 2.44m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, tiled flooring and power connected.



## Kitchen:-

13' 8" x 8' 11" (4.16m x 2.72m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, fitted range of matching base, eye level and larder style storage units, roll top work surfaces with matching upstands, single bowl stainless steel sink unit with a mixer tap, space for cooker with splashback and extractor above, recess for fridge/freezer, space and plumbing for washing machine and dishwasher, radiator, cupboard housing gas central heating boiler and flat ceiling.



## Bedroom Two:-

11' 10" Into Bay x 10' 5" (3.60m x 3.17m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, wardrobe recess, feature fireplace, picture rail and flat ceiling with decorative coving.



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## Bathroom:-

13' 8" x 8' 11" (4.16m x 2.72m)

Opaque UPVC double glazed window to side elevation, suite comprising: P-shaped panelled bath with central mixer tap and shower unit over, curved shower screen, close coupled WC, wash hand basin with mixer tap, part tiled walls, chrome heated towel rail, wood effect laminate flooring and flat ceiling with decorative coving.



## Bedroom Three:-

12' 0" x 7' 9" Into Recess (3.65m x 2.36m) Maximum Measurements

UPVC double glazed window to front elevation, radiator and flat and sloping ceiling.



## First Floor Landing:-

Flat and sloping ceiling, access to eaves storage and radiator. Wooden doors to:

## Bedroom One:-

18' 10" Into Wardrobes & Recess x 9' 3" (5.74m x 2.82m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and with views toward Portsmouth Harbour, radiator, built-in wardrobes, flat and sloping ceiling, access to eaves storage and wood effect laminate flooring.

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## First Floor Cloakroom:-

4' 1" x 3' 7" (1.24m x 1.09m)

Opaque UPVC double glazed window to side elevation, flat and sloping ceiling, wash hand basin with tiled surround and storage below, close coupled W.C and wooden flooring.



## Outside:-

Block paved off street parking to front, brick retaining wall and wrought iron gate gives access to rear garden. Driveway leads to:

## Garage/Workshop:-

25' 0" x 9' 4" (7.61m x 2.84m)

Double opening wooden doors, double glazed windows to side and rear elevations, power connected and double glazed side courtesy door.

## Rear Garden:-

South facing, enclosed, patio area's and remainder mainly laid to lawn.



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