

OFFERS IN EXCESS OF £300,000

DENVILLE AVENUE, PORTCHESTER, PO16 9LE



- Two Bedrooms
- Entrance Lobby
- Lounge
- Kitchen With Separate Lean-to/Utility
- Conservatory
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Enclosed South Facing Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2495

Council Tax Band: C

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



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The Accommodation Comprises:

Double glazed composite front door into:

Entrance Lobby:

Flat ceiling. Doorway to:

Lounge:

17' 10" Into Part Bay x 10' 8" (5.43m x 3.25m) Maximum Measurements

Double glazed part bay window to front elevation, radiator, feature fireplace recess, cupboard housing meter, phone point, wall lights, TV aerial point and coving to flat ceiling.



Kitchen:

9' 8" x 7' 2" (2.94m x 2.18m)

Two opaque double glazed windows to side elevation, matching range of fitted base and eye level units with underlighting to wall units, roll top worksurfaces, single bowl sink unit with mixer tap, built-in oven with electric hob above and concealed extractor over, part tiled walls and coving to flat ceiling with spotlighting inset. Double glazed door to:



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Lean-to/Utility:

14' 9" x 4' 3" (4.49m x 1.29m)

Front and rear access via double glazed doors, double glazed windows to side elevation, power and light connected, space and plumbing for washing machine and space for tall fridge/freezer.

Conservatory/Diner:

16' 2" x 10' 2" (4.92m x 3.10m) Maximum Measurements

Double glazed windows and double glazed French patio doors overlooking and accessing the rear garden, space for table and chairs, cupboard housing wall mounted Vaillant gas central heating boiler, wall lights, power connected, modern vertical radiator and wood effect laminate flooring.



Bedroom One:

11' 3" x 10' 2" (3.43m x 3.10m)

Glazed window to rear elevation overlooking the conservatory, radiator and coving to flat ceiling.



Bedroom Two:

11' 3" x 7' 9" (3.43m x 2.36m)

Glazed door with matching side panels accessing the conservatory, radiator, access to loft via fitted ladder and coving to flat ceiling.



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Bathroom:

5' 7" x 4' 11" (1.70m x 1.50m) Maximum Measurements

Opaque double glazed window to front elevation, white suite comprising: panelled bath with mixer tap, rainwater shower unit over and handheld shower attachment, shower screen, close coupled WC, wash hand basin inset vanity unit with mixer tap and tiled splashback, part tiled walls, ladder style heated towel rail, extractor and flat ceiling with spotlighting inset.



Outside:

Off road parking to front, shingle to borders with bushes and hedging inset, low brick retaining wall and side access to rear garden via lean-to/utility.

Rear Garden:-

Enclosed, low maintenance, mainly laid to patio, space for table and chairs for socialising and entertaining purposes, a fine array of mature shrubs and bushes to sides and rear, water tap and wooden shed (to remain).



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