

£375,000

CASTLE VIEW ROAD, PORTCHESTER, PO16 9LA



- Three Bedrooms
- Entrance Hallway
- Lounge & Separate Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Lean-To Conservatory & Downstairs Cloakroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Garage/Workshop
- Established Corner Plot Garden
- No Onward Chain

Portchester Office

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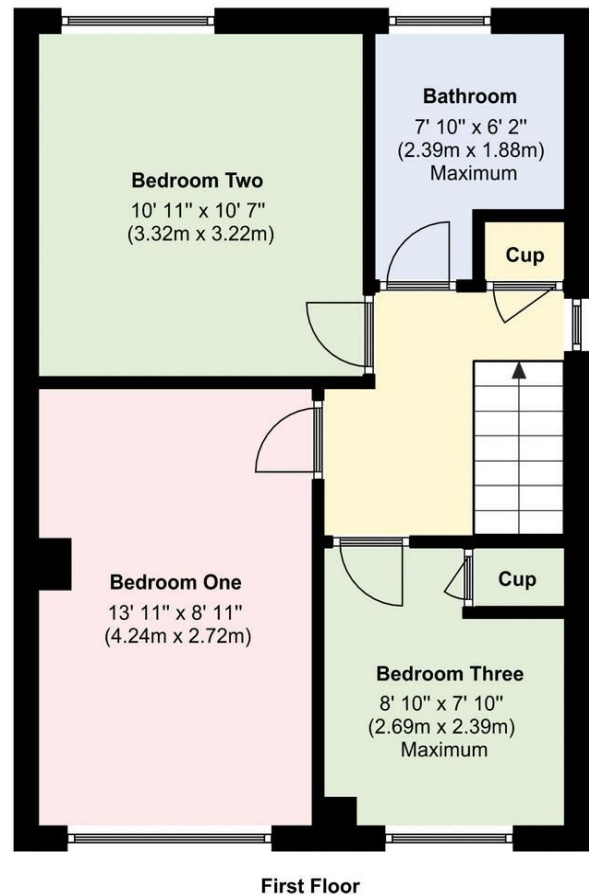
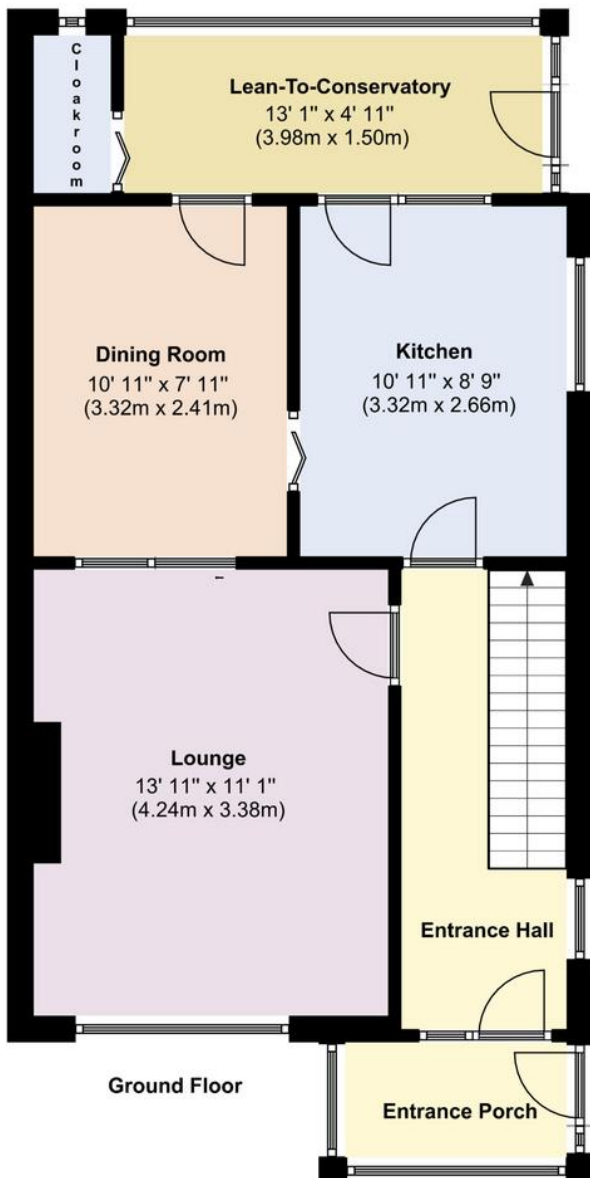


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2588

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed front door with matching side panel into:

Entrance Porch:-

UPVC double glazed windows to front and side elevations, flat and sloping ceiling. Further UPVC double glazed internal door with matching side panel into:

Entrance Hall:-

UPVC double glazed window to side elevation, stairs to first floor, radiator, under stairs cupboard housing meters and flat ceiling. Part glazed door to:



Lounge:- 13' 11" x 11' 1" (4.24m x 3.38m)

UPVC double glazed window to front elevation, feature fireplace with gas fire inset, radiator with decorative cover, TV aerial point and textured ceiling. Glazed sliding door with matching side panel to:



Dining Room:- 10' 11" x 7' 11" (3.32m x 2.41m)

UPVC part double glazed door leading to lean-to-conservatory, space for table and chairs, radiator with decorative cover and flat ceiling. Part glazed door to:



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Kitchen:-
10' 11" x 8' 9" (3.32m x 2.66m)

Dual aspect room with UPVC double glazed windows to side and rear elevations, fitted range of matching base and eye level units, roll top work surfaces, one and half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven, gas hob, space for under counter fridge, wall mounted gas central heating boiler, space and plumbing for dishwasher, wood effect laminate flooring and flat ceiling. UPVC part double glazed door to:



Lean-To-Conservatory:-
13' 1" x 4' 11" (3.98m x 1.50m)

UPVC double glazed windows and door overlooking and accessing the rear garden, double glazed glass roof, work surface, space and plumbing for washing machine, space for tumble dryer and space for under counter freezer. Part glazed door to:



Downstairs Cloakroom:-
4' 11" x 2' 4" (1.50m x 0.71m)

Opaque UPVC double glazed window to rear elevation, suite comprising: close coupled WC, wall mounted wash hand basin with tiled splashback and flat ceiling.

First Floor Landing:-

UPVC double glazed window to side elevation, built-in storage cupboard, access to loft via fitted ladder and flat ceiling, Doors to:

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Bedroom One:-

13' 11" x 8' 11" (4.24m x 2.72m)

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



Bedroom Two:-

10' 11" x 10' 7" (3.32m x 3.22m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and textured ceiling.



Bedroom Three:-

8' 10" x 7' 10" (2.69m x 2.39m) Maximum Measurements

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



Bathroom:-

7' 10" x 6' 2" (2.39m x 1.88m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath with mixer tap and handheld shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls, radiator, extractor and flat ceiling.



Outside:-

Generous corner plot front garden laid mainly to lawn, low level brick wall, established flower borders and wrought iron gate leads to garden. Off street parking to rear leads to:

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Garage/Workshop:-

Detached, brick built, up and over door, power connected, window and side courtesy door.

Rear Garden:-

Enclosed, patio area, lawn, shrub borders, water tap and wooden summerhouse (to remain).



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