

£359,950

FROBISHER GROVE, PORTCHESTER, PO16 9RT



- Three/Four Bedrooms
- Entrance Hallway
- 20 Lounge/Diner
- Fitted Kitchen
- Bedroom Four/Study
- Ground Floor Bathroom
- First Floor Shower Room
- Gas Central Heating & Double Glazed Windows
- Block Paved Off Street Parking
- Established Rear Garden
- 20' x 9'9" Garage/Workshop & 10' x 9'9" Office/Studio (power connected)

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

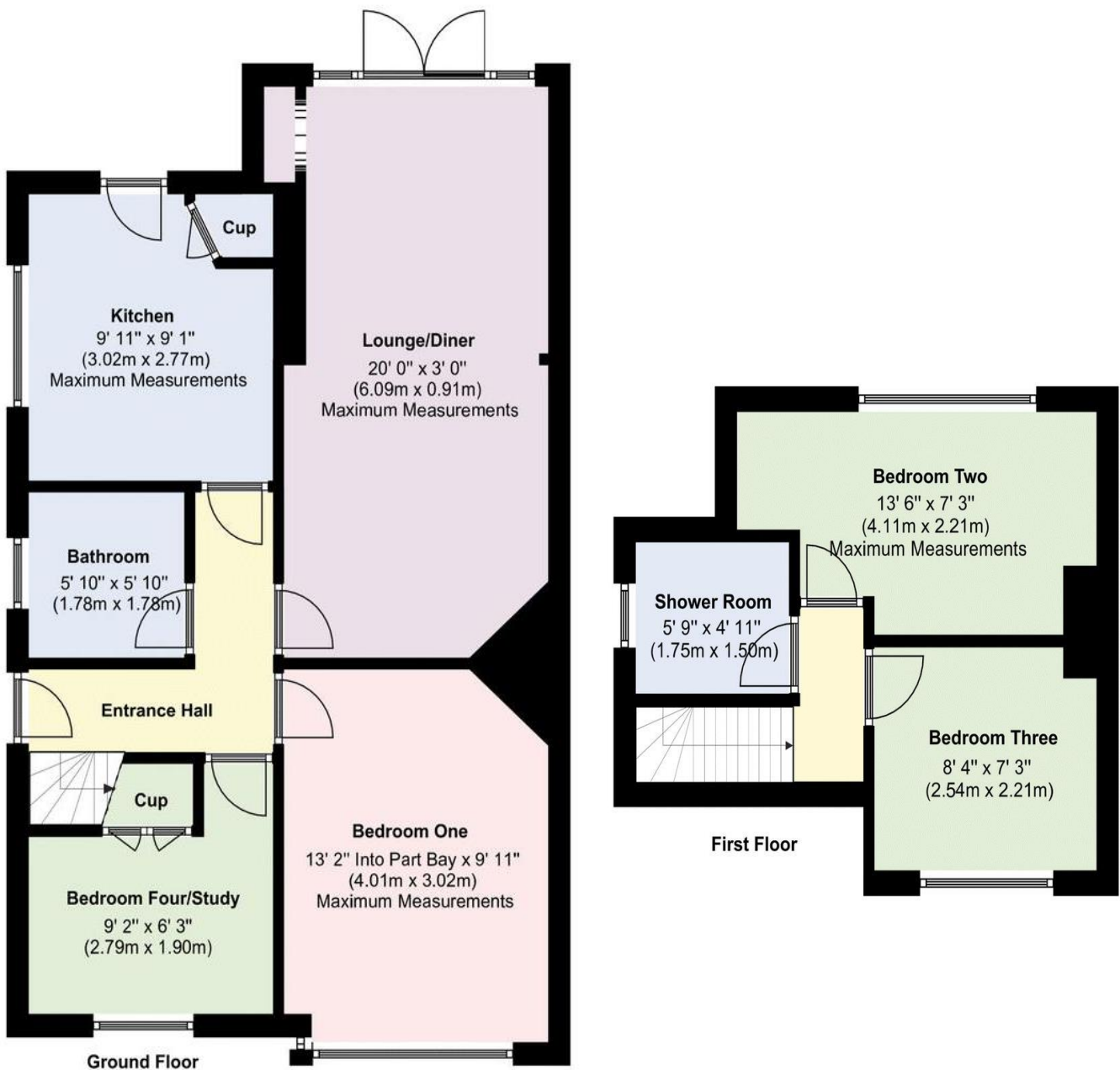
www.fenwicks-estates.co.uk

Property Reference: P2557

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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 Hallway:-

Stairs to first floor, radiator and textured ceiling. Replacement wooden doors to:

Lounge/Diner:-

20' 0" x 3' 0" (6.09m x 0.91m) Maximum Measurements

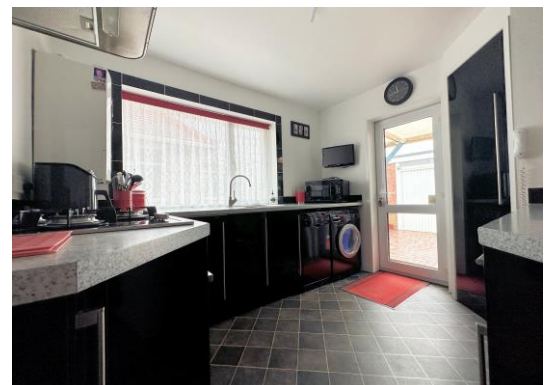
TV aerial point, radiator, feature arched recess, space for table and chairs, texture ceiling and UPVC double glazed doors with matching side panels overlooking and accessing the rear garden.



Kitchen:-

9' 11" x 9' 1" (3.02m x 2.77m) Maximum Measurements

UPVC double glazed window to side elevation, fitted range of matching base and eye level units, roll top worksurfaces, one and half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor canopy over, wall mounted Worcester gas central heating boiler, space and plumbing for washing machine and slimline dishwasher, space for under counter fridge and freezer, built-in larder cupboard with matching door, flat ceiling and UPVC double glazed door leading to garden.



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Bedroom One:-
13' 2" Into Part Bay x 9' 11" (4.01m x 3.02m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator and flat ceiling with pelmet surround and spotlighting inset.



Bedroom Four/Study:-
9' 2" x 6' 3" (2.79m x 1.90m)

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



Bathroom:-
5' 10" x 5' 10" (1.78m x 1.78m)

Opaque UPVC double glazed window to side elevation, suite comprising: corner panelled bath with Mira electric shower over, close coupled WC, wash hand basin inset vanity unit, part tiled walls, chrome heated towel and flat ceiling with spotlighting inset.

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First Floor Landing:-

Radiator, built-in storage cupboard, further recess and textured ceiling. Wooden doors to:

Bedroom Two:-

13' 6" x 7' 3" (4.11m x 2.21m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, access to eaves storage and textured ceiling.



Bedroom Three:-

8' 4" x 7' 3" (2.54m x 2.21m)

UPVC double glazed window to the front elevation, access to eaves storage and flat ceiling.



Shower Room:-

5' 9" x 4' 11" (1.75m x 1.50m)

Opaque UPVC double window to side elevation, suite comprising: tiled shower cubicle with Mira electric shower, close coupled WC, pedestal wash hand basin, tiled walls, radiator, extractor and flat ceiling.



Outside:-

Block paved off street parking to front and raised flower bed. Side access leads to:

Garage/Workshop:-

20' 0" x 9' 9" (6.09m x 2.97m)

Double opening main doors, side courtesy door, UPVC double glazed window and power connected.

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Rear Garden:-

Block paved patio areas for entertaining purposes, water tap, a central lawn section, established mature shrub borders and 10' 0" x 9' 9" (3.05m x 2.97m) office/studio with UPVC double glazed window and door, fitted storage cupboards and power connected.



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