

£349,500

TRENT WALK, PORTCHESTER, FAREHAM, PO16 8QQ



- Three Bedrooms
- Entrance Lobby
- Lounge
- Fitted Kitchen/Diner
- First Floor Bathroom
- Carpeted Loft/Hobby Room
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Garage/Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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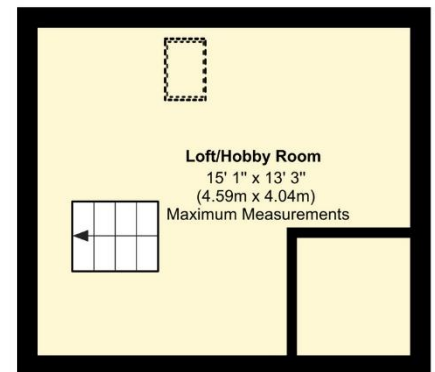
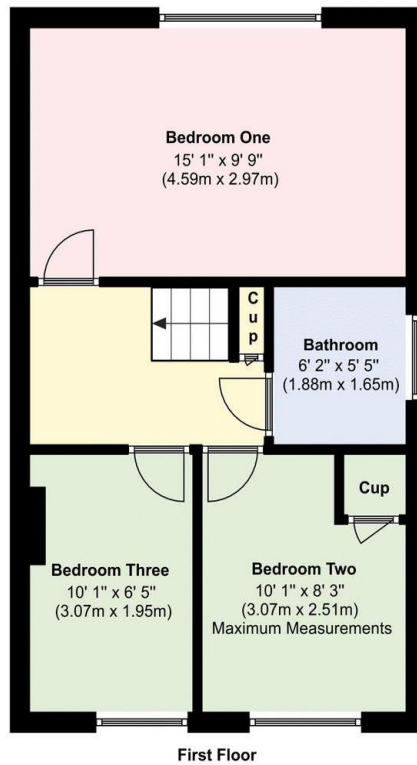
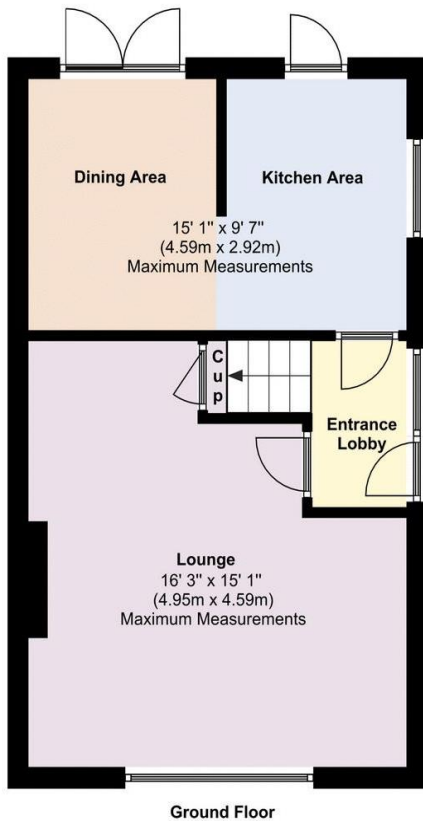
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Property Reference: P2598

Council Tax Band:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 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 with matching side panel into:

Entrance Lobby:-

Stairs to first floor, wooden flooring and textured ceiling. Doors to:

Lounge:-

16' 3" x 15' 1" (4.95m x 4.59m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, wooden flooring, TV aerial point, under stairs storage cupboard and textured ceiling.



Kitchen/Diner:-

15' 1" x 9' 7" (4.59m x 2.92m)



Kitchen Area:-

UPVC double glazed window to side elevation, fitted base and eye level storage units, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor over, space and plumbing for washing machine and dishwasher, space for tall fridge/freezer, wall mounted gas central heating boiler, wood effect laminate flooring, textured ceiling and UPVC part double glazed door to garden. Walkway to:

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Dining Area:-

UPVC double glazed French doors overlooking and accessing the garden, further selection of base and eye level storage units with underlighting to wall units, roll top worksurface, additional tiling to walls, radiator, space for table and chairs and continuation of wood effect laminate flooring and textured ceiling.



First Floor Landing:-

Radiator, built in storage cupboard, textured ceiling and access via fitted wooden ladder to loft/hobby room.

Loft/Hobby Room:-

15' 1" x 13' 3" (4.59m x 4.04m) Maximum Measurements

Double glazed Velux window to rear elevation, eaves storage carpeted and power connected.



Bedroom One:-

15' 1" x 9' 9" (4.59m x 2.97m)

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



Bedroom Two:-

10' 1" x 8' 3" (3.07m x 2.51m) Maximum Measurements

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



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Bedroom Three:-

10' 1" x 6' 5" (3.07m x 1.95m)

UPVC double glazed window to front elevations, radiator and textured ceiling.



Rear Garden:-

Enclosed, patio and wooden decking with space for table and chairs for socialising and entertaining purposes, lawn, shrub borders and wooden summer house (to remain).



Bathroom:-

6' 2" x 5' 5" (1.88m x 1.65m)

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with Mira electric power shower over, close coupled WC, pedestal wash hand basin, part tiled walls, ladder style heated towel rail, wood effect laminate flooring and textured ceiling.



Outside:-

Shingled front garden with shrubs inset, pathway to front door and wooden gate leads to rear garden. There is also rear vehicular access leading to parking area and garage/workshop with up and over door and power connected.



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