

£235,000

NORWICH ROAD, WYMERING, PO6 3SE



- Two Double Bedrooms
- Entrance Lobby
- Lounge
- Kitchen
- Lean-To
- Shower Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Garage/Workshop
- Low Maintenance Garden
- No Onward Chain

Portchester Office

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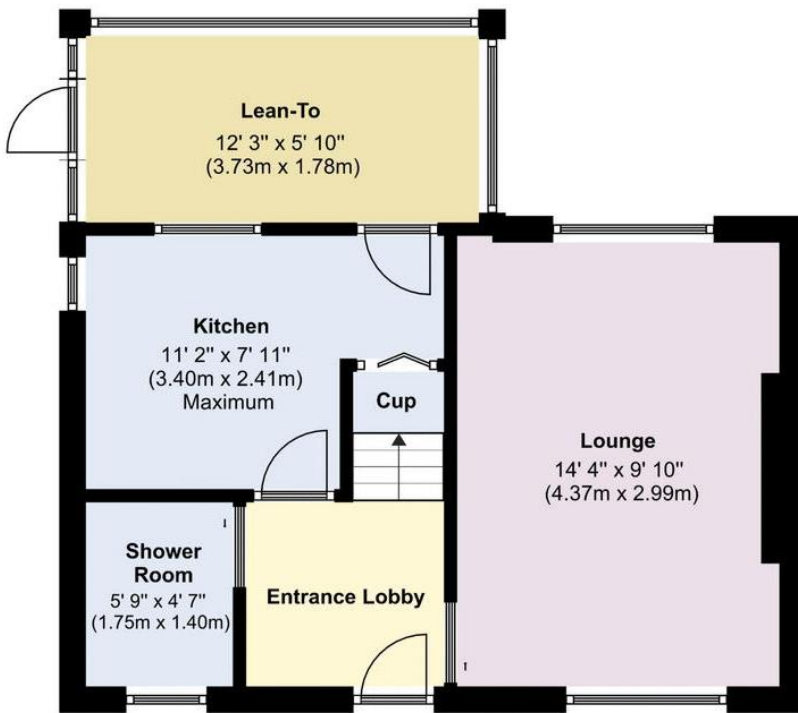


Property Reference: P2596

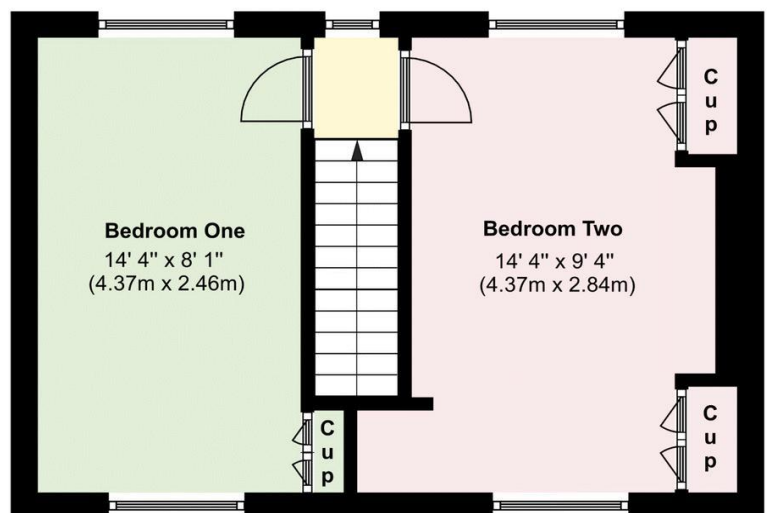
Council Tax Band:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



First Floor

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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Lobby:-

Stairs to first floor and radiator. Doors to:

Lounge:-

14' 4" x 9' 10" (4.37m x 2.99m)

Dual aspect room with double glazed windows to front and rear elevations, radiator, feature fireplace and TV aerial point.



Kitchen:-

11' 2" x 7' 11" (3.40m x 2.41m) Maximum Measurements

Dual aspect with opaque UPVC double glazed window to side elevation, further window to rear elevation, base and eye level storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, space for under counter fridge, walk-in larder cupboard and wall mounted gas central heating boiler. Part glazed door to:



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Lean-To:-
12' 3" x 5' 10" (3.73m x 1.78m)

Windows to side and rear elevation, space and plumbing for washing machine, space for freezer or tumble dryer, single bowl stainless steel sink unit with storage below, quarry tiled flooring, power connected and door to garden.



Downstairs Shower Room:-
5' 9" x 4' 7" (1.75m x 1.40m)

Opaque UPVC double glazed window to front elevation, shower cubicle, pedestal wash hand basin with mixer tap, close coupled WC, chrome heated towel rail, tiled walls, electric heater and extractor fan.



First Floor Landing:-

UPVC double glazed window to rear elevation with views toward Portsmouth harbour and access to loft. Doors to:

Bedroom One:-
14' 4" x 9' 4" (4.37m x 2.84m)

Dual aspect room with UPVC double glazed windows to front and rear elevations, radiator, picture rail and built-in wardrobes.



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Bedroom Two:-

14' 4" x 8' 1" (4.37m x 2.46m)

Dual aspect room with UPVC double glazed windows to front and rear elevations, built-in over stairs storage cupboard, radiator and picture rail.



Outside:-

Front garden with lawn section, shrubs inset, low level brick wall and to side block paved off street parking leading to garage/workshop with up and over door and side courtesy door.



Rear Garden:-

Shingle seating area, water tap and wooden shed (to remain).

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