

## £399,995

### WHITE HART LANE, PORTCHESTER, PO16 9AR



- Two Double Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Dining Area Overlooking The Garden
- Modern Bath & Shower Room
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Generous Enclosed Rear Garden

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

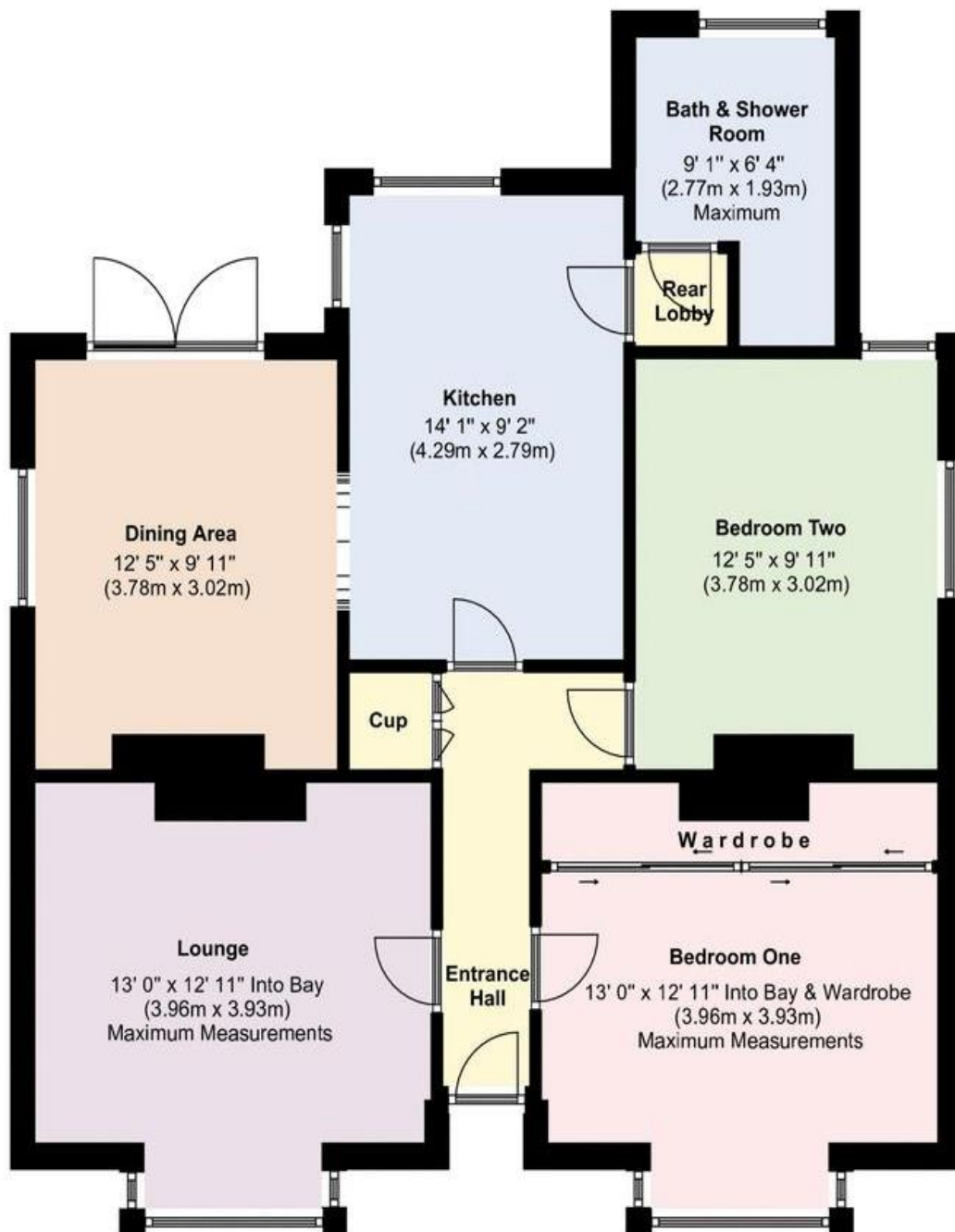
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Property Reference: P2539

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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:-

Part double glazed composite front door into:

## Entrance Hall:-

Radiator, built-in storage cupboard, picture rail, flat ceiling and access to loft via fitted ladder. Wooden internal doors to:

## Lounge:-

13' 0" x 12' 11" Into Bay (3.96m x 3.93m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, feature brick fireplace with wooden mantle shelf over, curved and textured ceiling, TV aerial point and picture rail.



## Kitchen:-

14' 1" x 9' 2" (4.29m x 2.79m)

A dual aspect room with UPVC double glazed windows to side and rear elevations overlooking the garden, fitted range of modern soft close base and eye level storage units, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with splashback and extractor above, integrated washing machine, space and plumbing for dishwasher, recess for fridge/freezer, wood effect laminate flooring, radiator, textured ceiling and door to rear lobby. Archway to:



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### Bedroom One:-

13' 0" x 12' 11" Into Bay & Wardrobe (3.96m x 3.93m)  
Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, sliding doors to built-in wardrobes (to remain), picture rail and coving to flat ceiling with central ceiling rose.

### Dining Area:-

12' 5" x 9' 11" (3.78m x 3.02m)

UPVC double glazed window to side elevation, radiator, space for a table and chairs, feature fireplace with display shelving to sides, continuation of wood effect laminate flooring, picture rail, flat ceiling with central ceiling rose and UPVC double glazed French doors overlooking and accessing the rear garden.



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## Bedroom Two:-

12' 5" x 9' 11" (3.78m x 3.02m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, radiator, wood effect laminate flooring, picture rail and textured ceiling.



## Bath & Shower Room:-

9' 1" x 6' 4" (2.77m x 1.93m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising: corner panelled bath with mixer tap, separate shower cubicle, close coupled WC, corner wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, tiled flooring and textured ceiling.



## Outside:-

Low maintenance front garden with established shrubs to borders and off street parking. Wooden gates and pedestrian access lead to:



## Rear Garden:-

Enclosed, generous size, south facing, patio area with space for table and chairs for socialising and entertaining purposes, water tap, water feature, remainder laid mainly to lawn with mature trees, shrubs and hedging, wooden sheds and greenhouse (both to remain).



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