

## £565,000

LEITH AVENUE, PORTCHESTER, PO16 8HW



- Three Double Bedrooms
- Bedroom One With South Facing Balcony & Views
- Entrance Hallway
- 26' Lounge/Diner
- 17' x 11" Fitted Kitchen/Breakfast Room
- Utility Room
- UPVC Conservatory
- Bathroom & Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking & Double Garage
- Established Corner Plot Gardens

### 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)

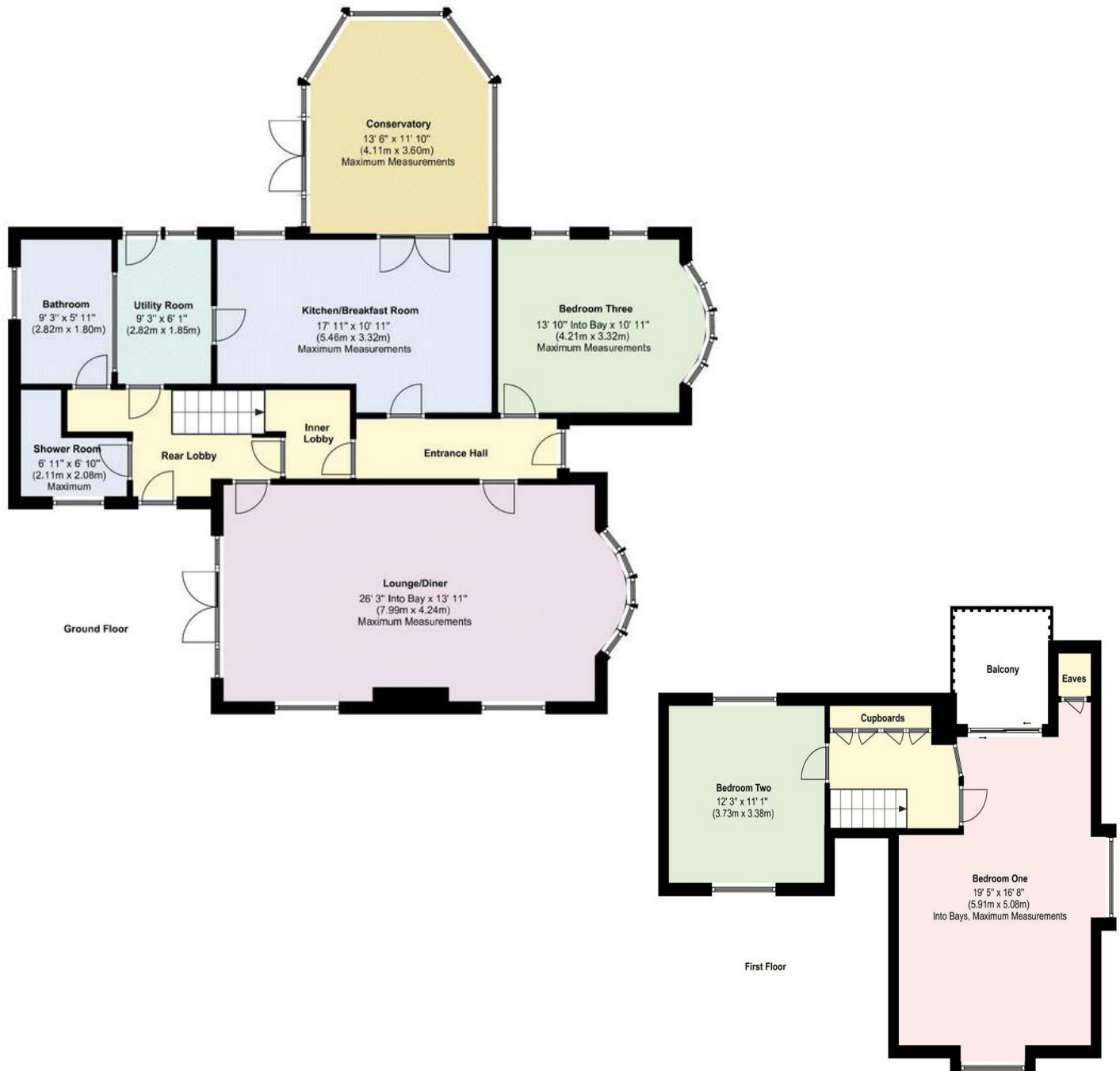
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Property Reference: P2454

Council Tax Band: D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77   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:-

Covered arch entrance with UPVC part double glazed front door into:

## Entrance Hall:-

Divided into three selections with two internal doors leading to inner lobby and rear lobby, engineered wooden flooring, radiator, dado rail and coving to flat ceiling. Further internal doors to:

## Lounge/Diner:-

26' 3" Into Bay x 13' 11" (7.99m x 4.24m) Maximum Measurements

UPVC double glazed windows to front and side elevations, two radiators, TV aerial point, feature fireplace with electric fire inset, tiled surround and hearth with wooden mantle over, space for table and chairs, UPVC double glazed doors with matching side panels overlooking and accessing the enclosed Mediterranean courtyard style garden and coving to flat ceiling.



## Kitchen/Breakfast Room:-

17' 11" x 10' 11" (5.46m x 3.32m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, fitted range of matching base, eye level and larder style units with underlighting to wall units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in electric oven, gas hob with extractor canopy above, space for table and chairs, wooden flooring, coving to flat ceiling and double opening glazed doors to conservatory. Further door to:



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**Utility Room:-**  
9' 3" x 6' 1" (2.82m x 1.85m)

UPVC double glazed window to rear elevation, further base storage units, wooden work tops, butler sink with mixer tap, part tiled walls, space and plumbing for washing machine, space for tumble dryer, quarry tiled flooring, wall mounted gas central heating boiler, internal door to rear lobby, coving to flat ceiling and UPVC part double glazed door to rear garden,



**Conservatory:-**  
13' 6" x 11' 10" (4.11m x 3.60m) Maximum Measurements

UPVC double glazed windows and doors with fitted blinds overlooking and accessing the rear garden, quarry tiled flooring, radiator and power connected.

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### Bedroom Three:-

13' 10" Into Bay x 10' 11" (4.21m x 3.32m) Maximum Measurements

Dual aspect room with UPVC double glazed windows to side and rear elevations, radiator and coving to flat ceiling.



### Rear Lobby:-

UPVC part double glazed door to courtyard garden, stairs to first floor, radiator, dado rail, engineered wooden flooring, coving to flat ceiling, door to inner lobby with under stairs recess, coats hanging space and continuation of engineered wooden flooring.

### Shower Room:-

6' 11" x 6' 10" (2.11m x 2.08m) Maximum Measurements

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



### Bathroom:-

9' 3" x 5' 11" (2.82m x 1.80m)

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



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## First Floor Landing:-

Built-in storage cupboards with tiled shelf above, feature stained glass window, flat and sloping ceiling. Door to:

## Bedroom One:-

19' 5" x 16' 8" (5.91m x 5.08m) Into Bays, Maximum Measurements

Triple aspect room with UPVC double glazed windows to front and side elevations and UPVC sliding patio door to south facing rear elevation leading to the decked balcony with wrought iron railings and stunning views towards Portsmouth harbour, flat and sloping ceilings, radiator, access to eaves storage and TV aerial point.



## Balcony View:-



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### Bedroom Two:-

12' 3" x 11' 1" (3.73m x 3.38m)

Dual aspect room with UPVC double glazed windows to front and rear elevations overlooking the garden with views towards Portsmouth harbour, flat and sloping ceilings.



### Outside:-

Generous corner plot laid mainly to lawn, brick retaining wall and mature trees and shrubs. Wooden five bar gate leads to;



### Garage:-

17' 0" x 16' 0" (5.18m x 4.87m)

Detached, power up and over door, side courtesy door, internal water tap and shingle and block paved off street parking in front.



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## Rear Garden:-

Majority laid to lawn with mature trees and shrubs, raised patio for socialising and entertaining purposes, water tap, wooden shed and side lighting. Wooden gate leads to:



## Courtyard Garden:-

Enclosed by wall and mature hedging, low maintenance Mediterranean style courtyard and summer house/workshop 16 x 9 with power connected.



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