

## £269,995

DORE AVENUE, PORTCHESTER, PO16 8DW



- Three Bedrooms
- Entrance Porch
- Lounge
- Kitchen/Diner
- First Floor Bathroom
- UPVC Double Glazed Windows
- Garage in Block
- Enclosed South Facing Rear Garden
- Harbour Views
- No Onward Chain

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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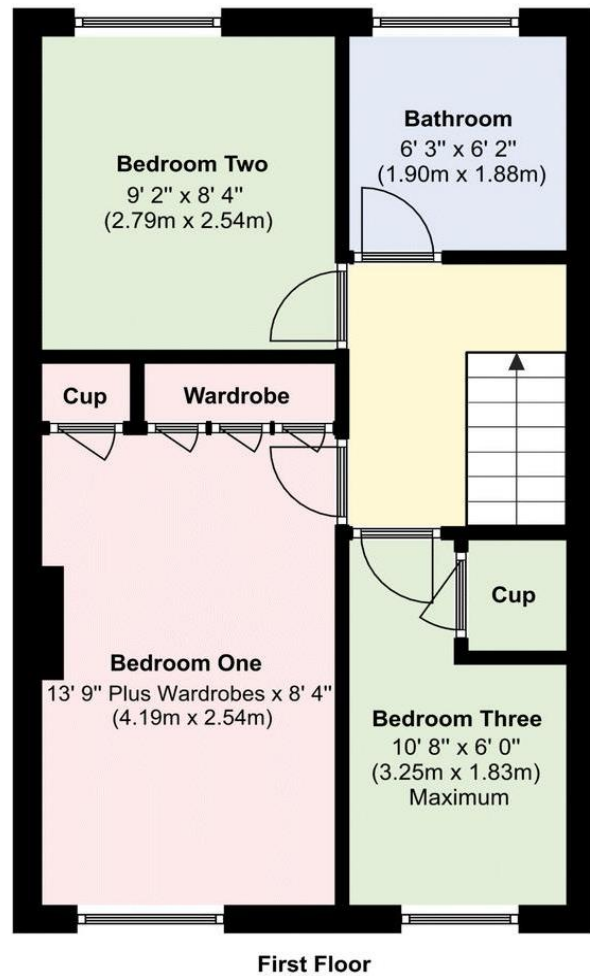
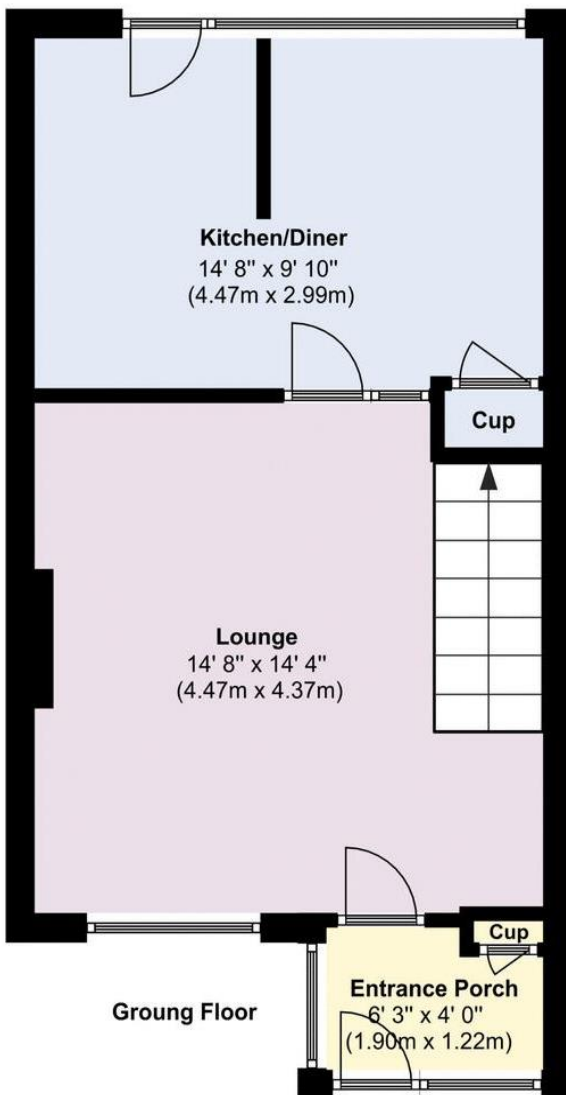
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Property Reference: P2573

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	46 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:-

Opaque UPVC double glazed front door with matching window to side into:

### Entrance Porch:-

6' 3" x 4' 0" (1.90m x 1.22m)

Opaque UPVC double glazed window to side elevation, storage cupboard housing meters and textured ceiling. Part glazed internal door to:



### Lounge:-

14' 8" x 14' 4" (4.47m x 4.37m)

UPVC double glazed window to front elevation, feature fireplace, TV aerial point, stairs to first floor and coving to textured ceiling. Glazed door with matching window to side into:



### Kitchen/Diner:-

14' 8" x 9' 10" (4.47m x 2.99m)



### Dining Area:-

UPVC double glazed window to rear elevation overlooking the garden, space for table and chairs, under stairs storage cupboard and textured ceiling.



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## Kitchen:-

Fitted range of base and eye level storage cupboards, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, space for cooker with concealed extractor over, space and plumbing for washing machine, integrated fridge/freezer, continuation of textured ceiling and UPVC part double glazed door accessing the rear garden.



## Bedroom Two:-

9' 2" x 8' 4" (2.79m x 2.54m)

UPVC double glazed window to rear elevation overlooking the garden with stunning views towards Portsmouth harbour and coving to textured ceiling.



## Bedroom Three:-

10' 8" x 6' 0" (3.25m x 1.83m) Maximum Measurements

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

## First Floor Landing:-

Textured ceiling and access to loft. Doors to:

## Bedroom One:-

13' 9" Plus Wardrobes x 8' 4" (4.19m x 2.54m)

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

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### Bathroom:-

6' 3" x 6' 2" (1.90m x 1.88m)

Eye level opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with Triton electric shower over, pedestal wash hand basin, close coupled WC, tiled walls, electric heater and textured ceiling.



### Outside:-

Tiered front garden with lawn, shrub borders, steps to front door and garage in block.

### Rear Garden:-

Low maintenance south facing garden, water tap, space for table and chairs for socialising purposes, water tap and wooden gate to rear for pedestrian access.



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