

£435,000

THE CROSSWAY, PORTCHESTER, PO16 8PF



- Two Double Bedrooms
- Entrance Hallway
- 24' Lounge/Diner
- 18' Kitchen/Breakfast
- Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Established Corner Plot Garden
- Off Street Parking
- Approx 20' x 16' Double Garage/Workshop

Portchester Office

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Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

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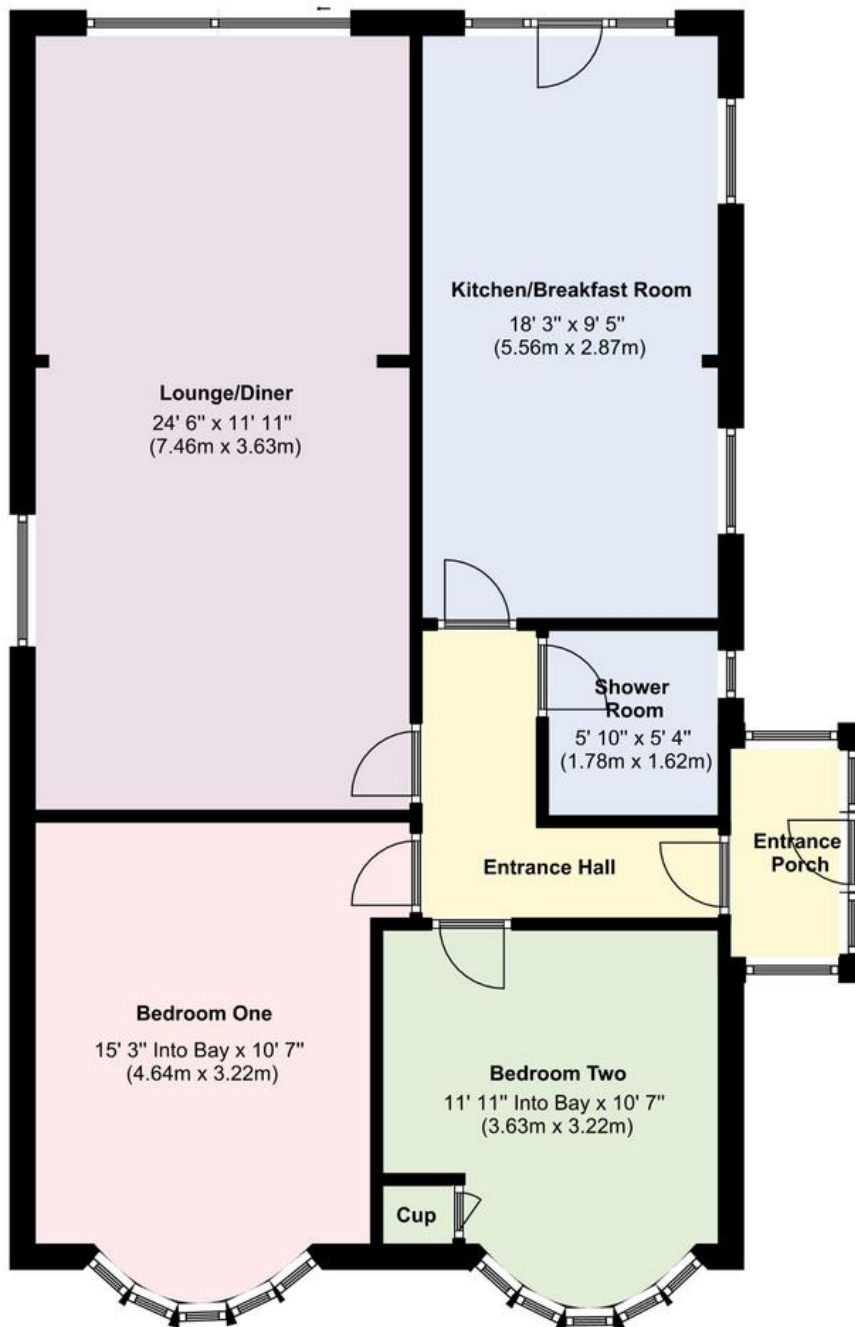


Property Reference: P2585

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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 panels into:

Entrance Porch:-

6' 7" x 3' 4" (2.01m x 1.02m)

Opaque UPVC double glazed windows to side elevations and flat ceiling. Further glazed internal door to:

Entrance Hall:-

Radiator, picture rail, access to loft and textured ceiling. Doors to:

Lounge/Diner:-

24' 6" x 11' 11" (7.46m x 3.63m)

Dual aspect room with opaque UPVC double glazed eye level window to side elevation and UPVC double glazed sliding patio door overlooking and accessing the rear garden, two radiators, space for table and chairs, TV aerial point and flat ceiling.



Kitchen/Breakfast Room:-

18' 3" x 9' 5" (5.56m x 2.87m)#

Twin UPVC double glazed windows to side elevation, fitted base units, roll top work surfaces incorporating breakfast bar, one and a half bowl stainless steel sink unit with mixer tap, space for cooker, space for tall fridge/freezer, space and plumbing for washing machine, radiator, flat ceiling with spotlighting inset and UPVC double glazed door with windows to side overlooking and accessing the rear garden.



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Bedroom One:-

15' 3" Into Bay x 10' 7" (4.64m x 3.22m)

UPVC double glazed bay window to front elevation, radiator and flat ceiling.



Bedroom Two:-

11' 11" Into Bay x 10' 7" (3.63m x 3.22m)

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



Shower Room:-

5' 10" x 5' 4" (1.78m x 1.62m)

Opaque UPVC double glazed window to side elevation, suite comprising: double width shower cubicle, pedestal wash hand basin, close coupled WC, chrome heated towel rail, tiled walls, extractor and flat ceiling with spotlighting inset.

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Outside:-

Generous corner plot front garden, laid mainly to lawn, mature hedging, pathway to front door and low level wooden gate leads to rear garden.



Garage/Workshop:-

20' 8" x 16' 0" (6.29m x 4.87m)

Parking to front, detached, brick-built, power roller door, UPVC double glazed window and door to side elevation, lighting and boarded mezzanine storage level street



Rear Garden:-

Enclosed, generous size corner plot, laid mainly to lawn, mature hedging, shrub borders, raised decking to rear for entertaining purposes, water tap and outside lighting.



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