

£300,000

COOPER GROVE, PORTCHESTER, PO16 9JZ



- Three/Four Bedrooms
- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- Bedroom Four/Study)
- Conservatory
- Shower Room
- Double Glazed Windows & Gas Central Heating
- Off Street Parking
- Enclosed Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

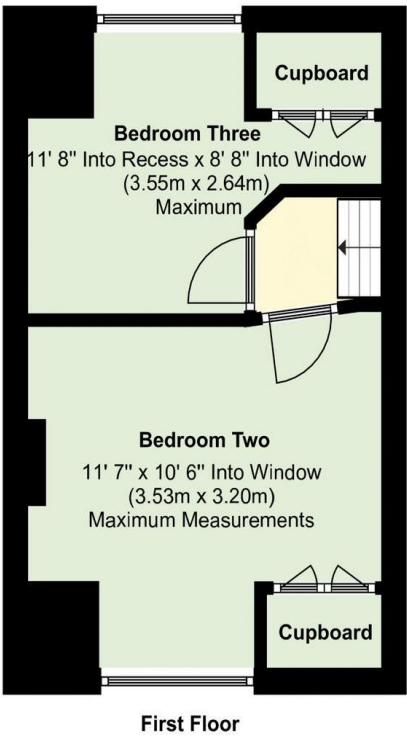
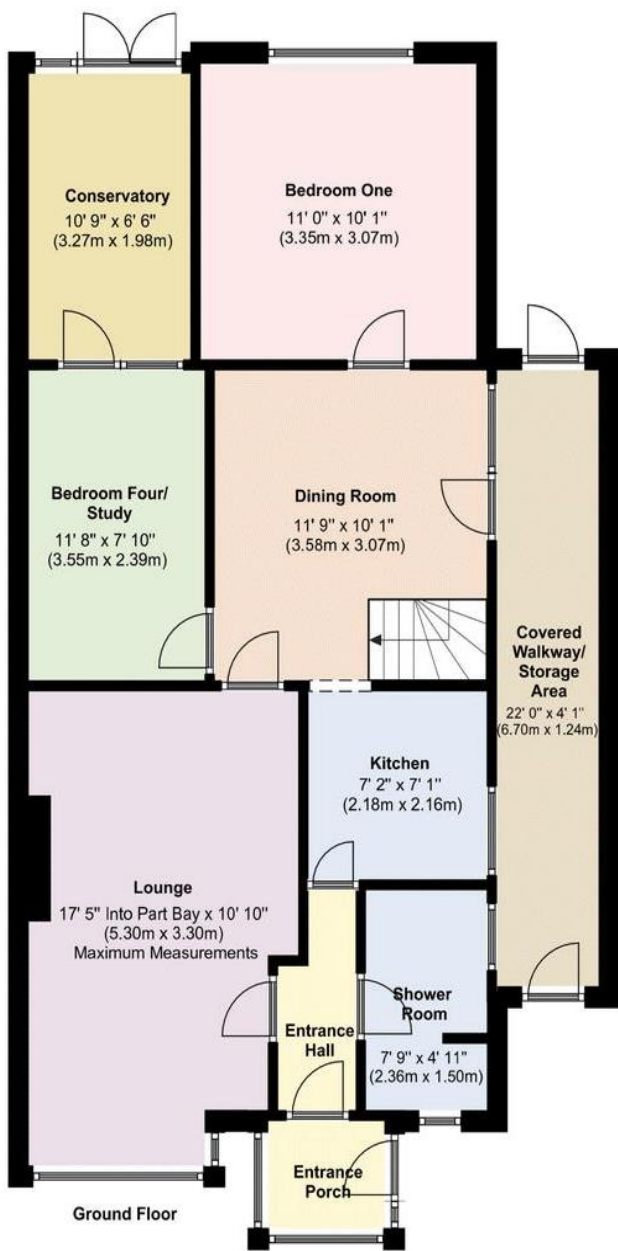
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Property Reference: P2487

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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)



The Accommodation Comprises:-

UPVC part double glazed door into:

Entrance Porch:-

UPVC double glazed windows and further part glazed wooden door into:

Entrance Hallway:-

Picture rail. Door to:

Lounge:-

17' 5" Into Part Bay x 10' 10" (5.30m x 3.30m) Maximum Measurements

UPVC double glazed part bay window to front elevation, two radiators, cupboard housing meters, feature tiled fireplace, picture rail and coving to ceiling. Door to:



Dining Room:-

11' 9" x 10' 1" (3.58m x 3.07m)

Stairs to first floor, window and door leading to side covered walkway, radiator, space for table and chairs, fitted storage cupboards and shelving, wood effect laminate flooring and picture rail. Walkway to:



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Kitchen:-

7' 2" x 7' 1" (2.18m x 2.16m)

Double glazed window to side elevation, fitted base and eye level units, roll top worksurfaces, single bowl stainless steel sink unit, part tiled walls, space for cooker and washing machine, wall mounted gas central heating boiler and access to loft.



Bedroom One:-

11' 0" x 10' 1" (3.35m x 3.07m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and picture rail.



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Bedroom Four/Study:-

11' 8" x 7' 10" (3.55m x 2.39m)

UPVC double glazed window to rear elevation and radiator. UPVC double glazed door to:

**First Floor Landing:-**

Doors to:

Bedroom Two:-

11' 7" x 10' 6" Into Window (3.53m x 3.20m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, access to eaves storage and additional loft space.

Conservatory:-

10' 9" x 6' 6" (3.27m x 1.98m)

UPVC double glazed window and double opening French doors overlooking and accessing the rear garden, radiator, wall lights and power connected.

**Shower Room:-**

7' 9" x 4' 11" (2.36m x 1.50m)

A dual aspect room with opaque UPVC double glazed windows to front and side elevations, tiled double width shower area with Triton electric shower, wash hand basin inset vanity unit, close coupled WC, radiator and part tiled walls.

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Bedroom Three:-

11' 8" Into Recess x 8' 8" Into Window (3.55m x 2.64m)
Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsdown Hill, radiator and access to eaves storage.



Outside:-

Double opening wrought iron gates lead to off street parking with slate chipped borders, brick retaining wall and secure covered walkway/storage area with water tap leading to rear garden.

Rear Garden:-

Patio area, remainder laid to lawn, shrub borders and wooden shed (to remain).



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