

## OFFERS IN EXCESS OF £475,000

PORTOBELLO GROVE, PORTCHESTER, PO16 8HU



- Four Double Bedrooms
- Lounge
- Sitting/Dining Room
- Modern Kitchen/Breakfast Room
- Ground Floor Bathroom
- First Floor Shower Room
- Gas Central Heating
- UPVC Double Glazed Windows
- Off Street Parking
- Attractive 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)

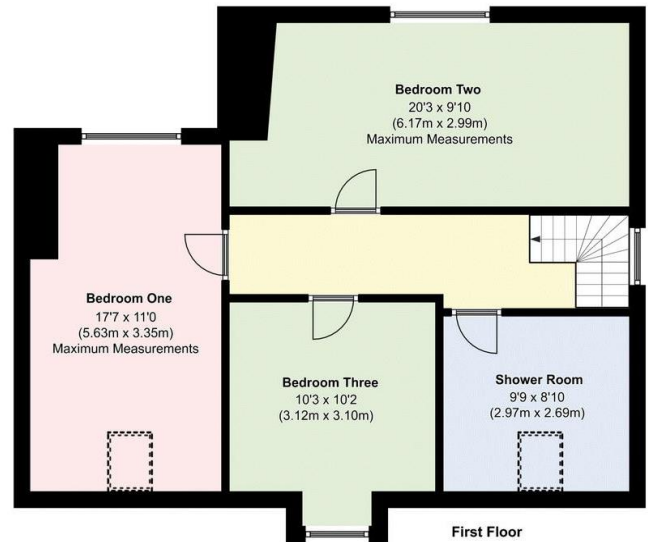
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84   B    |
| 69-80 | C             | 76   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Property Reference: P2619

Council Tax Band: C

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

UPVC covered entrance with part double glazed composite front door into:

### Lounge:-

20' 5" x 18' 7" (6.22m x 5.66m) Maximum Measurements

Twin UPVC double glazed windows to front elevation with fitted blinds, return staircase to first floor, under stairs storage area, three radiators, further contemporary vertical radiator, wood effect laminate flooring, cupboard housing metres and flat ceiling. Doors to:



### Sitting/Dining Room:-

13' 3" Into Part Bay x 10' 11" (4.04m x 3.32m) Maximum Measurements

UPVC double glazed part bay window to front elevation with fitted blinds and views towards Portsmouth Harbour, two radiators, TV aerial point, air conditioning unit and coving to flat ceiling.



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## **Kitchen/Breakfast Room:-**

20' 4" x 9' 10" (6.19m x 2.99m)

Dual aspect room with UPVC double glazed windows to side and rear elevations overlooking the garden, fitted with an extensive range of base, eye and larder style soft close units with underlighting to wall units, compressed laminate worktops, single bowl ceramic sink unit with an extendable mixer tap and waterproof splash backs, integrated washing machine and dishwasher, built-in fridge/freezer, built-in twin ovens, induction hob with extractor canopy over above, radiator, space for table and chairs, wall mounted gas central heating boiler, wood effect laminate flooring, flat ceiling and UPVC double glazed door leading to the garden.



## **Bedroom Four:-**

10' 11" x 10' 3" (3.32m x 3.12m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and flat ceiling.



## **Bathroom:-**

6' 5" x 5' 8" (1.95m x 1.73m)

Glazed window, suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, radiator, tiled flooring, extractor fan and flat ceiling.



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## First Floor Landing:-

UPVC double glazed window to side elevation, flat and part sloping ceilings. Door to:

## Bedroom One:-

17' 7" x 11' 0" (5.36m x 3.35m) Maximum Measurements

Dual aspect room with UPVC double glazed window to rear elevation with fitted blind and overlooking the garden, further double glazed Velux window to front elevation with views towards Portsmouth Harbour, radiator, flat and part sloping ceilings, air conditioning unit, wood effect laminate flooring and sliding door to eaves storage.



## Bedroom Two:-

20' 3" x 9' 10" (6.17m x 2.99m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden with fitted blind, flat and part sloping ceiling, two radiators and wood effect laminate flooring.

## Bedroom Three:-

10' 3" x 10' 2" (3.12m x 3.10m)

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, flat and part sloping ceiling, wood effect laminate flooring and radiator.



## Shower Room:-

9' 9" x 8' 10" (2.97m x 2.69m)

Double glazed Velux window to front elevation with views towards Portsmouth Harbour, suite comprising: corner shower cubicle with massage jets, rainwater shower and handheld shower attachment, lighting and radio, WC with concealed cistern, wash hand basin inset vanity unit with mixer tap, mirror and lighting above, two ladder style heated towel rails, part tiled walls, flat and part sloping ceiling with spotlighting inset, access to eaves storage and extractor fan.



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## Outside:-

Ample off street parking. Side pedestrian access with wrought iron gates leads to:



## Rear Garden:-

Enclosed, sandstone patio with space for table and chairs for socialising and entertaining purposes, Astroturf lawn section, hot and cold outside water taps, outside lighting, raised area with views towards Portsmouth Harbour and shed with UPVC double glazed windows, UPVC double glazed door and power connected.



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