

## £339,995

### KELVIN GROVE, PORTCHESTER, PO16 8LF



- Three Bedrooms
- Entrance Hallway
- Lounge
- Dining Room
- Fitted Kitchen
- Conservatory
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Generous South Facing Rear Garden
- Garage/Workshop

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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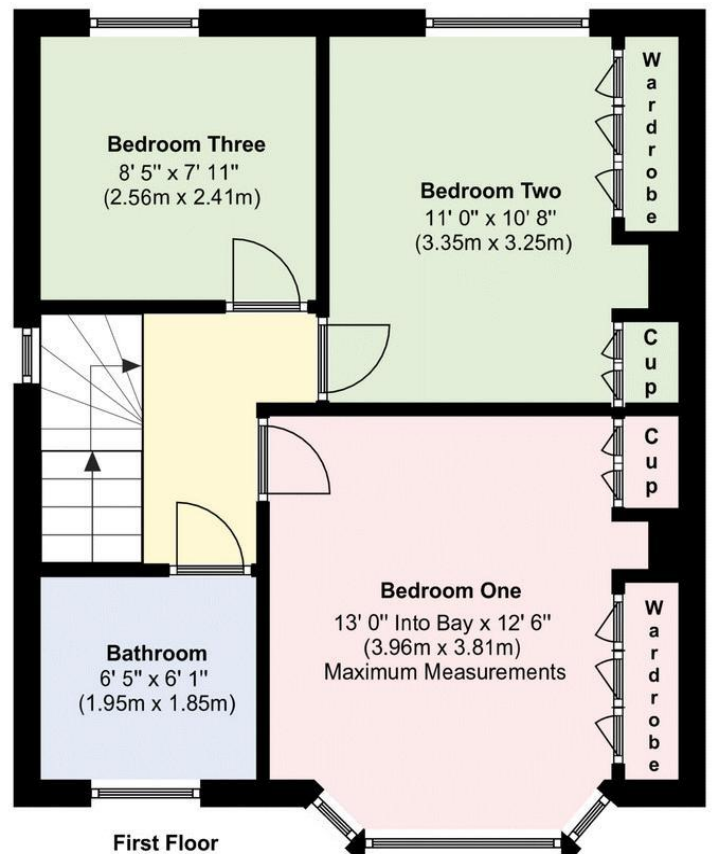
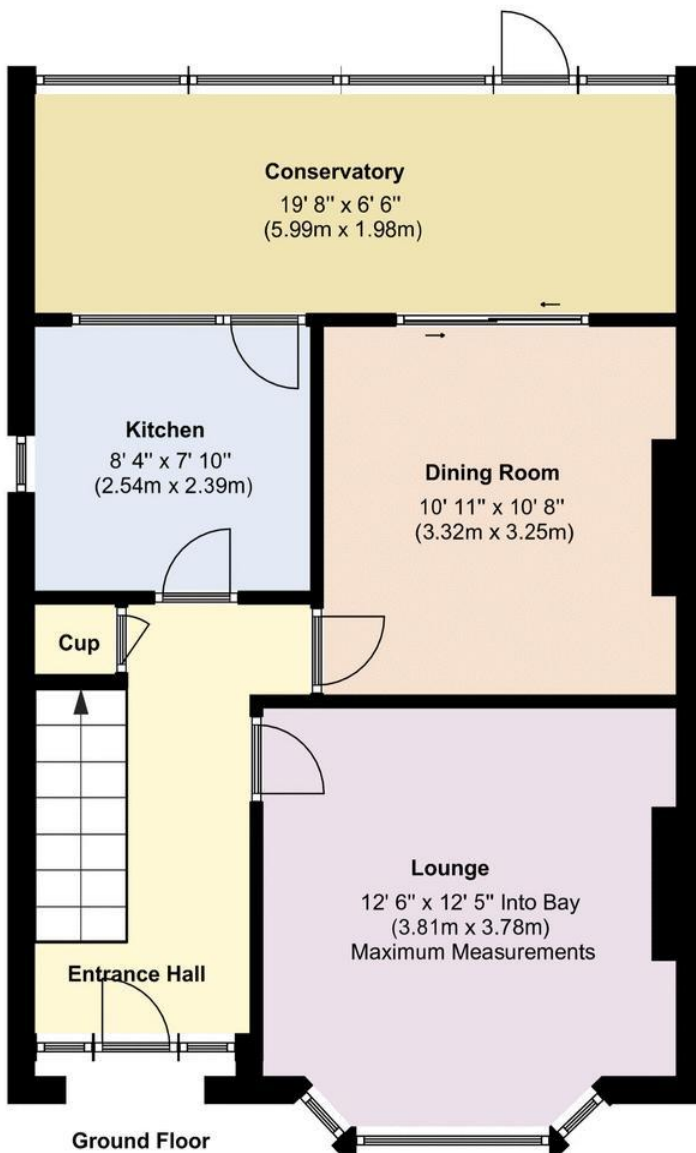
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2564

Council Tax Band: C

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



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## The Accommodation Comprises:-

Part double glazed composite front door with matching side panels into:

### Entrance Hall:-

Stairs to first floor, under stairs storage cupboard, radiator, flat ceiling and additional larder cupboard with opaque UPVC double glazed window to side elevation. Doors to:

### Lounge:-

12' 6" x 12' 5" Into Bay (3.81m x 3.78m) Maximum Measurements

UPVC double glazed bay window to front elevation, feature fireplace with marble inset and gas fire, radiator, TV aerial point and flat ceiling.



### Dining Room:-

10' 11" x 10' 8" (3.32m x 3.25m)

Radiator, space for table and chairs, double glazed sliding patio door to conservatory and flat ceiling.



### Kitchen:-

8' 4" x 7' 10" (2.54m x 2.39m)

A dual aspect room with UPVC double glazed window to side and rear elevations, fitted base and eye level storage units, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in double oven with hob above and concealed extractor over, space for under counter fridge or freezer, wall mounted gas central heating boiler and flat ceiling. UPVC double glazed door leading to:



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## First Floor Landing:-

Opaque UPVC double glazed window to side elevation, flat ceiling and access to loft via fitted ladder. Doors to:

## Bedroom One:-

13' 0" Into Bay x 12' 6" (3.96m x 3.81m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, built-in wardrobes, airing cupboard and flat ceiling.



## Conservatory:-

19' 8" x 6' 6" (5.99m x 1.98m)

UPVC double glazed windows and door overlooking and accessing the rear garden, quarry tiled flooring, built-in storage cupboards with roll top work surface, space and plumbing for washing machine, power connected and space for tall fridge/freezer.



## Bedroom Two:-

11' 0" x 10' 8" (3.35m x 3.25m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in wardrobes and flat ceiling.

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**Bedroom Three:-**  
8' 5" x 7' 11" (2.56m x 2.41m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted storage cupboards and flat ceiling.



**Bathroom:-**  
6' 5" x 6' 1" (1.95m x 1.85m)

Opaque UPVC double glazed window to front elevation, suite comprising: panelled bath with shower over, pedestal wash hand basin, close coupled WC, radiator, tiled walls and flat ceiling.



**Outside:-**

An enclosed front garden with shrubs inset, brick retaining wall and wrought iron gate to rear garden. Side access leads to:

**Garage/Workshop:-**

Up and over door, window to side and side courtesy door.

**Rear Garden:-**

South facing, generous size, patio area, remainder laid to lawn, established shrub borders, fruit trees and wooden shed with double glazed window (to remain).



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