

£375,000

PORTSVIEW GARDENS, PORTCHESTER, PO16 8LX



- Two/Three Double Bedrooms
- Entrance Hall
- 18ft Lounge/Diner
- Sun Room/Bedroom Three
- Modern Fitted Kitchen
- Refitted Shower Room
- Double Glazing
- Gas Central Heating
- Block Paved Off Road Parking
- Garage/Workshop
- South Facing Rear Garden
- Quiet Cul-De-Sac Location

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2549

Council Tax Band: D

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



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The Accommodation Comprises:-

Double glazed composite front door into:

Entrance Hall:-

Radiator, storage cupboard, airing cupboard housing Vaillant gas central heating boiler with slatted shelves, wood effect laminate flooring, smoke detector, flat ceiling and access to part boarded loft with light connected.

Lounge/Diner:-

18' 10" x 14' 8" (5.74m x 4.47m) Maximum Measurements

Double glazed window to front elevation, feature fireplace with log burner inset, slate hearth, floating wooden mantle over and recess for log storage to side, space for table and chairs, two radiators, double opening glazed doors to inner hallway, continuation of wood effect laminate flooring and coving to flat ceiling. Walkway to:



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Kitchen:-

11' 2" x 9' 6" (3.40m x 2.89m)

Double glazed window to front elevation, modern range of matching base, eye level and larder style soft close storage units, roll top worksurfaces, single bowl sink unit with mixer tap, part tiled walls, built-in Zanussi oven with matching induction hob over and extractor above, built-in under counter fridge, built-in dishwasher, space and plumbing for washing machine, continuation of wood effect laminate flooring, smoke detector and flat ceiling.



Sun Room/Bedroom Three:-

10' 9" x 9' 11" (3.27m x 3.02m)

Double glazed double opening French doors with matching side panels overlooking and accessing the rear garden, radiator, continuation of wood effect laminate flooring and flat ceiling.



Inner Hallway:-

Storage cupboard, continuation of wood effect laminate flooring, smoke detector and textured ceiling. Doors to:

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Bedroom One:-

13' 0" x 9' 11" (3.96m x 3.02m)

Double glazed window to rear elevation overlooking the garden, radiator and textured ceiling.



Bedroom Two:-

9' 11" x 9' 4" (3.02m x 2.84m)

Double glazed window to rear elevation overlooking the garden, radiator and textured ceiling.



Shower Room:-

6' 7" x 6' 4" (2.01m x 1.93m) Maximum Measurements

Obscured double glazed window to rear elevation, suite comprising: double width walk-in shower cubicle, WC with concealed cistern and shelf over, wash hand basin inset vanity unit with mixer tap, ladder style heated towel rail, tiled walls, wall mounted Oypla electric heater, tiled floor and flat ceiling with spotlighting inset.



Outside:-

Block paved off road parking, AstroTurf lawn area, corner feature shingle section, water tap and covered entrance porch with tiled floor. Driveway leads to:

Garage/Workshop:-

15' 6" x 9' 1" (4.72m x 2.77m)

Up and over electric door, power and light connected, glazed window to porch and rear courtesy door to garden.

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Rear Garden:-

South facing, enclosed, composite decking area with space for table and chairs for socialising and entertaining purposes, remainder laid to patio for ease of maintenance, shingle border with flowers, plants and shrubs inset, log storage, water tap and shed (to remain).



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