

OFFER IN EXCESS OF £375,000

CRANLEIGH ROAD, PORTCHESTER, PO16 9DH



- Three Bedrooms
- Entrance Hallway
- Lounge
- Dining Area
- Fitted Kitchen
- Sun Room
- Utility/Cloakroom
- First Floor Bathroom
- Gas Central Heating
- Double Glazing
- Enclosed South Facing Garden
- 18'6" x 13'2" Garage/Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

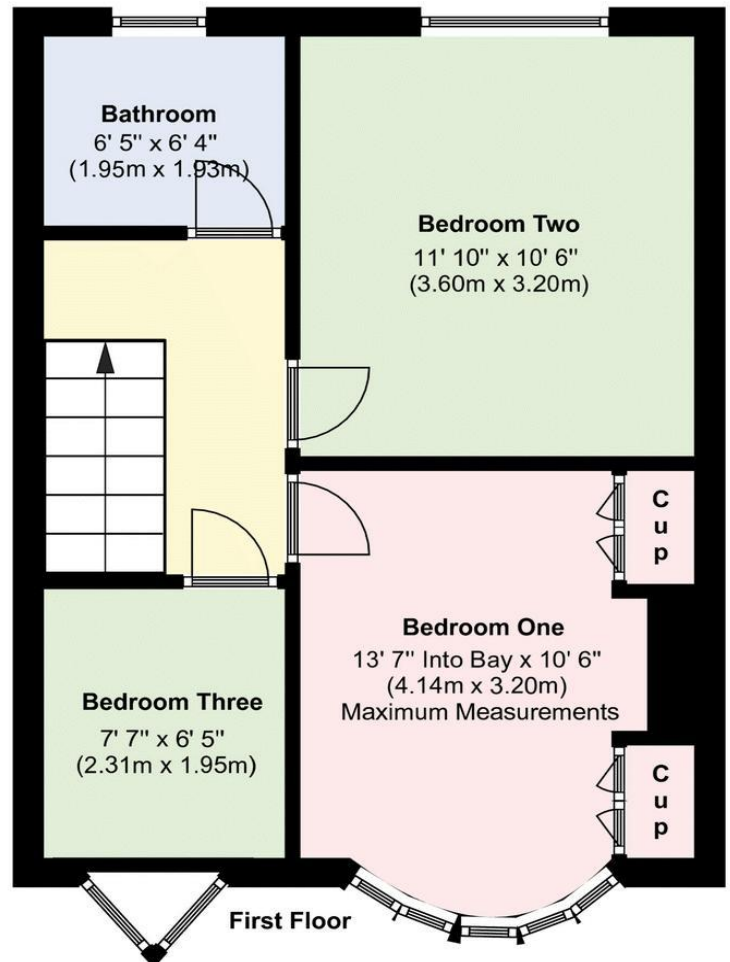
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Property Reference: P2503

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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:-

Covered entrance, quarry tiled flooring and outside light. UPVC part double glazed front door with matching side panel into:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard, radiator, engineered wooden flooring, picture rail, dado rail and textured ceiling. Replacement wooden doors to:



Dining Area:-

13' 2" Into Bay x 11' 4" (4.01m x 3.45m) Maximum Measurements

UPVC double glazed bay window to front elevation, two radiators, feature fireplace with gas fire inset and mantle over, space for table and chairs, picture rail and textured ceiling. Archway to:



Lounge:-

11' 9" x 9' 11" (3.58m x 3.02m)

TV aerial point, three radiators, picture rail, textured ceiling and double glazed sliding patio doors to sun room.



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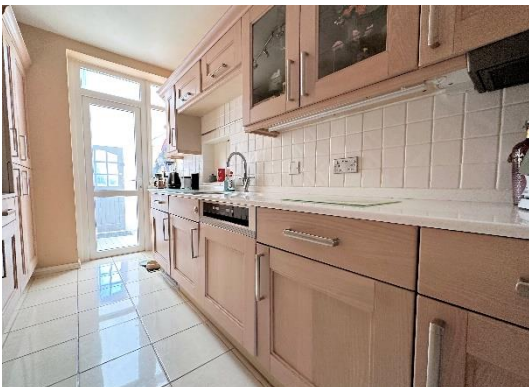
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Kitchen:-

11' 9" x 6' 10" (3.58m x 2.08m) Maximum Measurements

Matching range of fitted base, eye level, glass display and larder style storage units, roll top work surfaces with matching upstands, one and a half bowl stainless steel sink unit with mixer tap and waste disposal unit, part tiled walls, built-in oven and grill, five ring gas hob with extractor canopy above, built-in fridge/freezer, integrated dishwasher, tiled flooring and flat ceiling. UPVC double glazed glass door and matching window to side to:



Rear Lobby:-

Tile flooring, stable door to rear garden and double glazed sliding patio door to sun room. Door to:

Utility/Cloakroom:-

9' 5" x 3' 1" (2.87m x 0.94m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, close coupled WC, wash hand basin inset vanity unit with mixer tap, waterproof shower wall panelling to walls, space and plumbing for washing machine and space for tumble dryer.



Sun Room:-

8' 9" x 8' 6" (2.66m x 2.59m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, additional electric heater and wooden parquet style flooring.



First Floor Landing:-

Picture rail and textured ceiling, Panelled doors to:

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Bedroom One:-

13' 7" Into Bay x 10' 6" (4.14m x 3.20m) Maximum Measurements

UPVC double glazed bay window to front elevation with views towards Portsdown hill, picture rail, radiator, built-in bedroom furniture (to remain) and textured ceiling.



Bedroom Three:-

7' 7" x 6' 5" (2.31m x 1.95m)

Feature UPVC double glazed window to front elevation with views towards Portsdown hill, radiator, picture rail and textured ceiling.



Bedroom Two:-

11' 10" x 10' 6" (3.60m x 3.20m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, picture rail, built-in bedroom furniture (to remain) and flat ceiling.

Bathroom:-

6' 5" x 6' 4" (1.95m x 1.93m)

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath with shower over, shower screen, wash hand basin inset vanity unit, WC with concealed cistern and shelf above, chrome heated towel rail, tiled walls, access to loft and coving to textured ceiling.

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Outside:-

Front garden laid to lawn, mature shrub borders, brick retaining wall and wooden gate gives pedestrian access to rear garden. Side access leads to:



Garage/Workshop:-

18' 6" x 13' 2" (5.63m x 4.01m)

Power connected, electric up and over door, automatic internal lighting and side courtesy door to garden.

Rear Garden:-

South facing, enclosed, water tap, lawn, shrubs, fruit trees, slate chipped borders, covered seating area to rear with tiled flooring and wooden shed (to remain).



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