

£385,000

CROFTON ROAD, SOUTHSEA, PO4 8NX



- Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- Open Plan Kitchen/Diner
- Family Room With Bi-Fold Doors
- First Floor Bath & Shower Room
- Loft Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2608

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 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:-

Double glazed front door into:

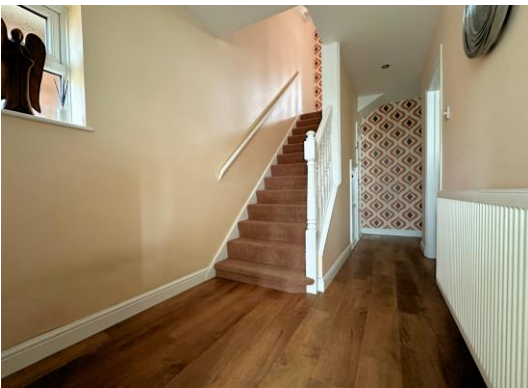
Entrance Porch:-

6' 8" x 4' 2" (2.03m x 1.27m)

Double glazed windows to front and side elevations. Front door into:

Entrance Hall:-

Obscured double glazed window to side elevation, stairs to first floor, radiator, Karndeian flooring, flat ceiling with spotlighting inset and under stairs cupboard with window and housing meters.



Lounge:-

16' 9" Into Bay x 13' 3" (5.10m x 4.04m) Maximum Measurements

Double glazed bay window to front elevation, radiator, fireplace with wood burner, Karndeian flooring and coving to flat ceiling.



Kitchen/Diner:-

20' 0" x 10' 10" (6.09m x 3.30m) Maximum Measurements

Kitchen Area:-

Double glazed window to rear elevation overlooking the garden, range of matching base and eye level storage units with underlighting to wall units and kickboard spot lighting, roll top work surfaces, single sink unit with mixer tap, two built-in ovens with gas hob above and extractor over, built-in dishwasher and washing machine, space and plumbing for American style fridge/freezer, tiled floor and flat ceiling with spotlighting inset.

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Dining Area:-

Space for table and chairs, radiator and continuation of tiled floor and flat ceiling with spotlighting inset.



Family Room:-

9' 2" x 8' 10" (2.79m x 2.69m)

Double glazed bi-folding doors with blinds inset overlooking and accessing the rear garden, double glazed window to side elevation, vertical contemporary radiator, Karndean flooring and flat ceiling with spotlighting inset.



First Floor Landing:-

Twin double glazed windows to rear elevation overlooking the garden, cupboard housing gas central heating boiler, stairs to loft room and flat ceiling.

Bedroom One:-

12' 0" x 11' 5" (3.65m x 3.48m) Maximum Measurements

Double glazed window to front elevation, built-in wardrobes, radiator, picture rail and flat ceiling.



Bedroom Two:-

12' 7" x 8' 11" (3.83m x 2.72m)

Double glazed window to rear elevation overlooking the garden, sliding doors to built-in wardrobe, radiator, picture rail and flat ceiling.

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Bedroom Three:-

7' 1" x 6' 4" (2.16m x 1.93m)

Double glazed window to front elevation, picture rail, radiator and flat ceiling.



Loft Room:-

13' 10" x 9' 11" (4.21m x 3.02m)

Velux window to rear elevation, eaves storage and radiator.



Bath & Shower Room:-

12' 4" x 5' 10" (3.76m x 1.78m) Maximum Measurements

Obscured double glazed window to rear elevation, suite comprising: panelled bath with mixer tap, WC with concealed cistern, wash hand basin inset vanity unit with mixer tap, double with shower with rainwater shower and handheld shower attachment, chrome heated towel rail, part tiled walls, Karndean flooring and flat ceiling.



Outside:-

Block paved off road parking. Side pedestrian access and wooden gate leads to:

Rear Garden:-

Patio area, lawn to sides, shrubs to borders, water tap and wooden shed (to remain).

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