

OFFERS IN THE REGION OF £340,000

SULLIVAN CLOSE, PORTCHESTER BORDERS, PO6 4SN



- Three Bedrooms
- Entrance Hall
- Downstairs Cloakroom
- Modern Kitchen
- Lounge
- Conservatory Leading To Office
- Bathroom
- Double Glazing & Gas Central Heating
- Off Road Parking & Converted Garage/Storage
- Enclosed Rear Garden
- Standard Stamp Duty Paid Subject To Offer
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

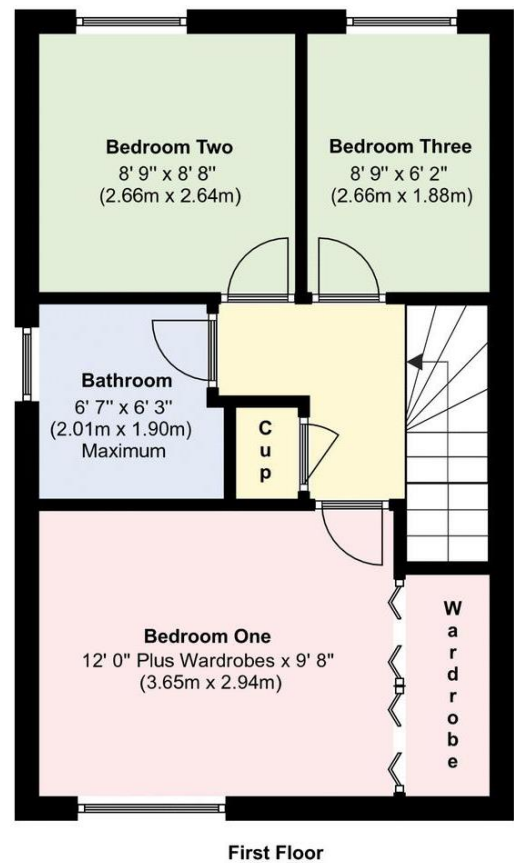
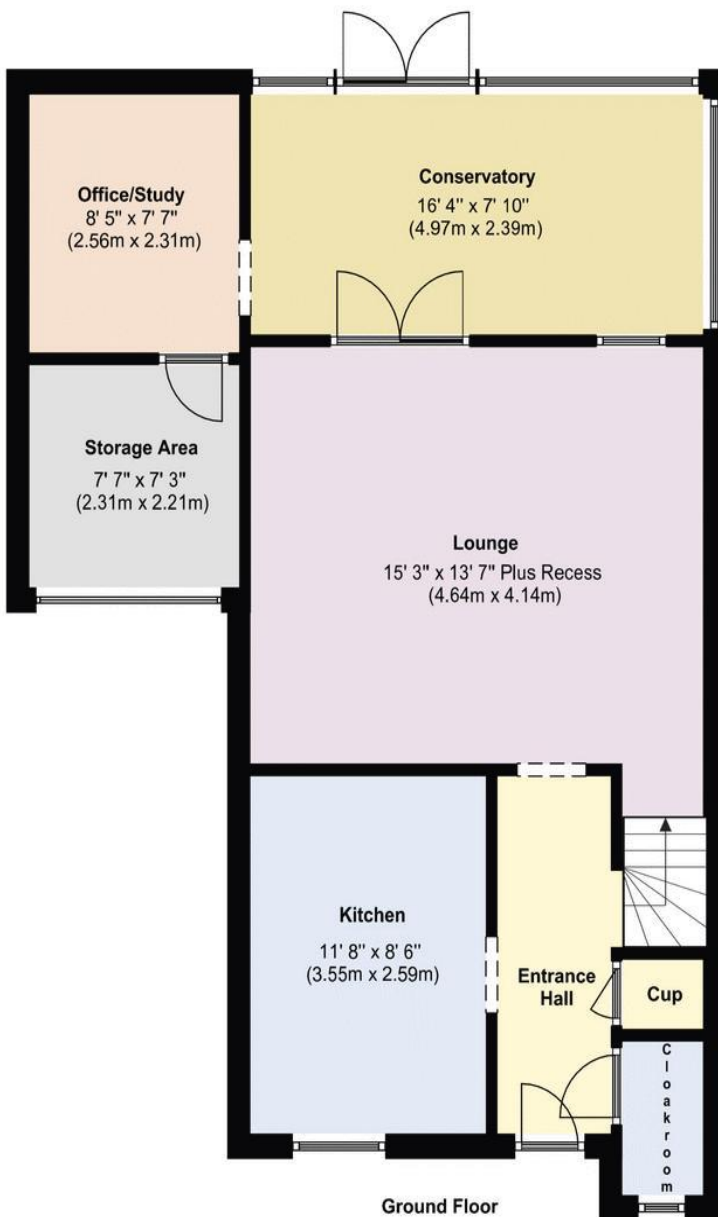
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2485

Council Tax Band: D

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



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The Accommodation Comprises:-

Covered entrance and double glazed composite front door into:

Entrance Hall:-

Stairs to first floor, radiator, storage cupboard with slatted shelves, wood effect laminate flooring and coving to flat ceiling with spotlighting inset. Door to:

Downstairs Cloakroom:-

5' 0" x 2' 11" (1.52m x 0.89m)

Opaque double glazed window to front elevation, white suite comprising: close coupled WC, wall mounted corner wash hand basin with tiled splashback, radiator, continuation of wood effect laminate flooring and coving to flat ceiling.



Kitchen:-

11' 8" x 8' 6" (3.55m x 2.59m)

Double glazed window to front elevation, fitted range of matching base, eye level and pull out larder style units, roll top work surfaces, single bowl sink unit with extendable mixer tap, built-in oven with hob above, glass splashback and extractor over, built-in dishwasher, space for American style fridge/freezer, space and plumbing for washing machine, wall mounted Vaillant gas central heating boiler concealed in matching unit, radiator, continuation of wood effect laminate flooring and coving to flat ceiling with spotlighting inset.



Lounge:-

15' 3" x 13' 7" Plus Recess (4.64m x 4.14m)

Double glazed window to rear elevation, two radiators, under stairs recess, continuation of wood effect laminate flooring and coving to flat ceiling with spotlighting inset. Double glazed French doors to:



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Conservatory:-
16' 4" x 7' 10" (4.97m x 2.39m)

Double glazed windows and double opening French doors overlooking and accessing the rear garden, power and light connected, work surface, space for further appliances and continuation of wood effect laminate flooring. Entryway to:



Office/Study:-
8' 5" x 7' 7" (2.56m x 2.31m)

Power and light connected, continuation of wood effect laminate flooring, coving to flat ceiling with spotlighting inset and door to converted garage storage room.



First Floor Landing:-

Storage cupboard with slatted shelves, access to loft and coving to flat ceiling. Doors to:

Bedroom One:-
12' 0" Plus Wardrobes x 9' 8" (3.65m x 2.94m)

Double glazed window to front elevation, radiator, built-in wardrobe, wood effect laminate flooring and coving to textured ceiling.

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Bathroom:-

6' 7" x 6' 3" Into Recess (2.01m x 1.90m) Maximum Measurements

Opaque double glazed window to side elevation, modern white suite comprising: P-shaped panelled bath with mixer tap and rainwater shower unit over with handheld shower attachment, shower screen, oval wash hand basin with mixer tap, splashback and vanity unit below, close coupled WC, waterproof shower wall, ladder style heated towel rail, extractor fan and coving to flat ceiling with spotlighting inset.

Bedroom Two:-

8' 9" x 8' 8" (2.66m x 2.64m)

Double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and coving to textured ceiling.



Bedroom Three:-

8' 9" x 6' 2" (2.66m x 1.88m)

Double glazed window to rear elevation overlooking the garden, wood effect laminate flooring and coving to textured ceiling.

Outside:-

Corner plot, water tap, paved area, shingle border with flowers inset, steps to property and wooden gate to rear garden. Driveway leads to:

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Storage Area:-

7' 7" x 7' 3" (2.31m x 2.21m)

Garage in converted into two parts office and storage room, up and over door, power and light connected.

Rear Garden:-

Enclosed, paved patio area with space for table and chairs for socialising and entertaining purposes, low fence and step to AstroTurf lawn section and outside power sockets.



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