

## £310,000

### CASTLE STREET, PORTCHESTER, PO16 9PY



- Three Bedrooms
- Entrance Lobby
- Downstairs Cloakroom
- 30ft Lounge/Diner
- Kitchen
- First Floor Bath & Shower Room
- Covered Carport
- Garage
- Low Maintenance Rear Garden
- No Onward Chain

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

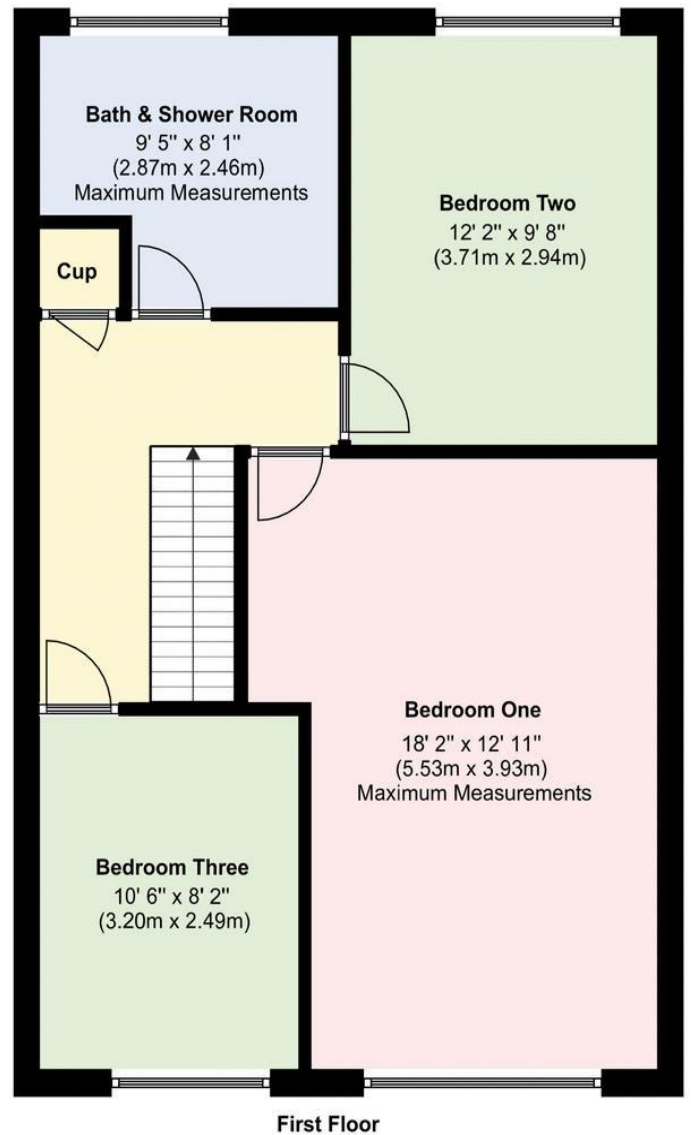
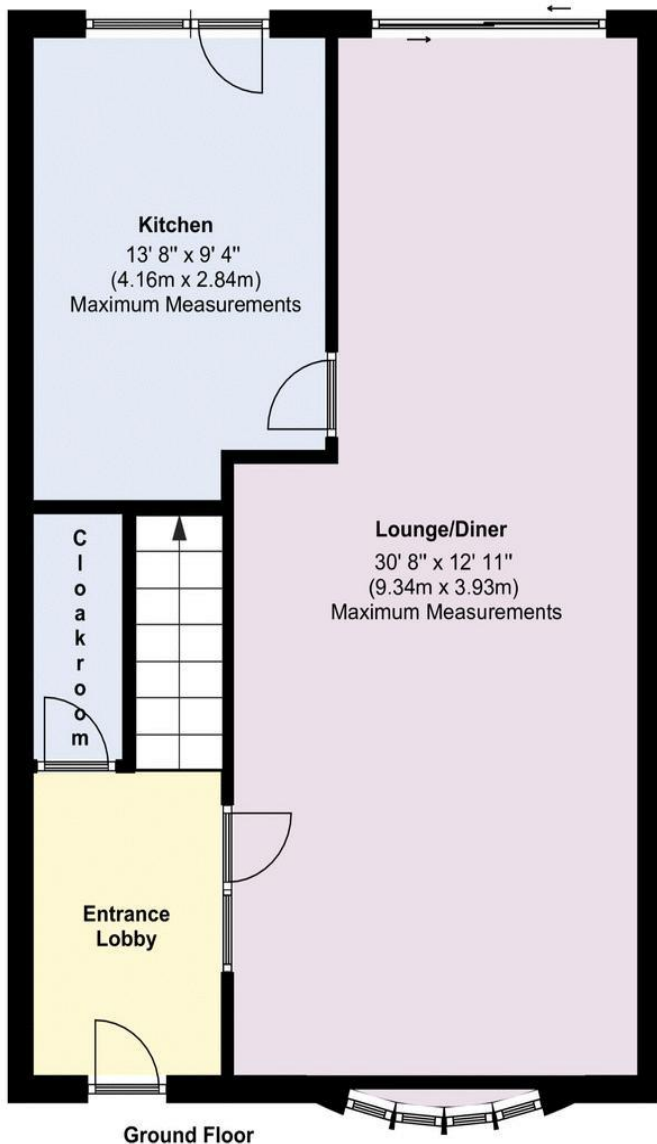
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2566

Council Tax Band: D

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



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## The Accommodation Comprises:-

Double glazed front door into:

### Entrance Lobby:-

Stairs to first floor, radiator, low level cupboard housing meters and textured ceiling. Door to:



### Downstairs Cloakroom:-

7' 3" x 2' 10" (2.21m x 0.86m)

Low level WC, wall mounted wash hand basin, under stairs storage area and textured ceiling.

### Lounge/Diner:-

30' 8" x 12' 11" (9.34m x 3.93m) Maximum Measurements

Dual aspect room with double glazed bow window to front elevation and double glazed sliding patio door overlooking and accessing the rear garden, three radiators, space for table and chairs, TV aerial point, phone point and textured ceiling. Glazed door to:



### Kitchen:-

13' 8" x 9' 4" (4.16m x 2.84m)

Double glazed window to rear elevation overlooking the garden, range of matching base and eye level storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with hob above, space and plumbing for washing machine, space for fridge/freezer, wall mounted Worcester gas central heating boiler, radiator, textured ceiling and double glazed door accessing the garden.



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## First Floor Landing:-

Built-in cupboard with water tank and slatted shelves for storage, smoke detector, access to loft and textured ceiling. Doors to:

## Bedroom One:-

18' 2" x 12' 11" (5.53m x 3.93m) Maximum Measurements

Double glazed window to front elevation, radiator, TV aerial point, phone point and textured ceiling.



## Bedroom Two:-

12' 2" x 9' 8" (3.71m x 2.94m)

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



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### Bedroom Three:-

10' 6" x 8' 2" (3.20m x 2.49m)

Double glazed window to front elevation, radiator and textured ceiling.



### Bath & Shower Room:-

9' 5" x 8' 1" (2.87m x 2.46m) Maximum Measurements

Obscure double glazed window to rear elevation, panelled bath with mixer tap and hand held shower attachment, shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, radiator and textured ceiling.

### Outside:-

Low level wrought iron gate leads to front garden, mainly laid to lawn, brick wall, steps to property and side access leads to rear garden. Further vehicular and pedestrian access leads to covered carport for parking and garage with up and over door.



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## Rear Garden:-

Low maintenance, space for table and chairs for entertaining purposes, flower bed with shrub inset and gate to rear giving access to carport parking and garage.



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