

## £329,995

### GRINDLE CLOSE, PORTCHESTER, PO16 8EF



- Four Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- Lounge
- Open Plan Fitted Kitchen/Breakfast Room
- Conservatory/Diner
- Modern Bathroom
- Gas Central Heating
- Double Glazed Windows
- Low Maintenance South Facing Garden
- Requested School Catchment
- No Onward Chain

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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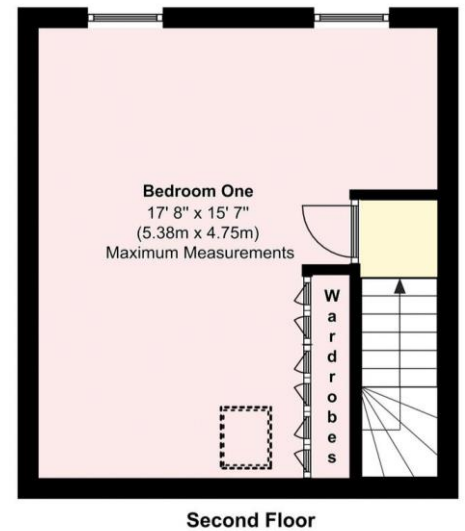
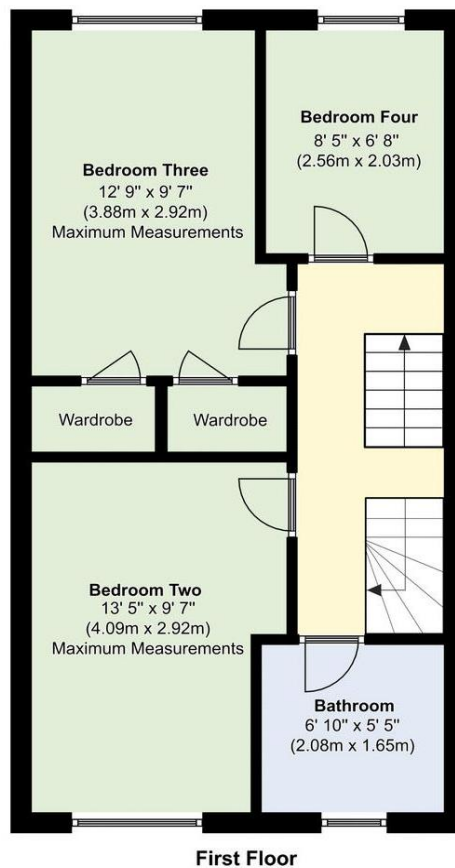
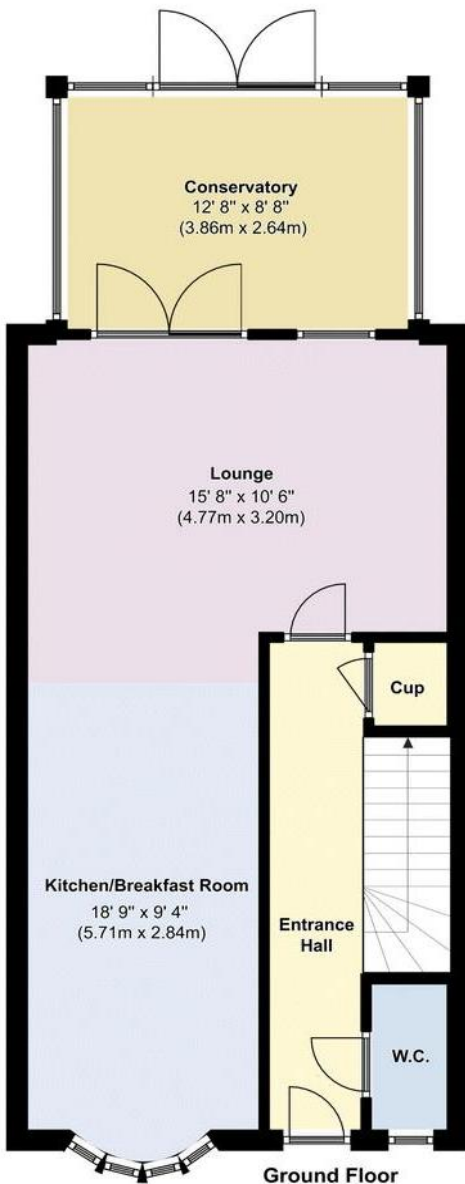
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2567

Council Tax Band: B

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



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## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Hall:-

Stairs to first floor with attractive chrome balustrade, under stairs storage cupboard, radiator with decorative cover, tiled flooring and coving to flat ceiling. Door to:

### Downstairs Cloakroom:-

5' 6" x 2' 9" (1.68m x 0.84m)

Opaque UPVC double glazed window to front elevation, suite comprising: wall mounted wash hand basin, close coupled WC, radiator, tiled walls and coving to textured ceiling.

### Lounge:-

15' 8" x 10' 6" (4.77m x 3.20m)

UPVC double glazed window to rear elevation and UPVC double glazed French doors leading to the conservatory/diner, contemporary radiator, TV aerial point, wood effect laminate flooring and coving to flat ceiling. Open plan walkway to:



### Kitchen:-

18' 9" x 9' 4" (5.71m x 2.84m)

UPVC double glazed bow window to front elevation overlooking, modern range of fitted base, eye level and larder style units, roll top work surfaces incorporating a breakfast bar area, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, five ring gas hob, integrated dishwasher, recess for an American style fridge/freezer, space and plumbing for washing machine, space for tumble dryer, tiled flooring, kick board spotlighting, contemporary vertical radiator and coving to flat ceiling with spotlighting inset.



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### **Conservatory/Diner:-**

12' 8" x 8' 8" (3.86m x 2.64m)

UPVC double glazed windows and doors overlooking and accessing the low maintenance rear garden, glass anti reflective roof, space for table and chairs, radiator, tiled flooring and power connected.



### **First Floor Landing:-**

Continuation of stairs to second floor and coving to flat ceiling. Doors to:



### **Bedroom Two:-**

13' 5" x 9' 7" (4.09m x 2.92m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, wood effect laminate flooring and coving to textured ceiling.

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#### **Bedroom Four:-**

8' 5" x 6' 8" (2.56m x 2.03m)

UPVC double glazed window to the rear elevation overlooking the garden and with views towards Portsmouth Harbour, radiator, wood effect laminate flooring and coving to textured ceiling.



#### **Bedroom Three:-**

12' 9" x 9' 7" (3.88m x 2.92m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsmouth Harbour, radiator, built-in wardrobes, wood effect laminate flooring and coving to textured ceiling.



#### **Bathroom:-**

6' 10" x 5' 5" (2.08m x 1.65m)

Opaque UPVC double glazed window to front elevation, modern white suite comprising: panelled bath with mixer tap and separate shower unit over, shower screen, wash hand basin inset vanity unit with mixer tap, WC with concealed cistern and shelf above, tiled walls, chrome heated towel rail, tiled flooring and coving to textured ceiling.



#### **Second Floor Landing:-**

Flat ceiling. Door to:

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## Bedroom One:-

17' 8" x 15' 7" (5.38m x 4.75m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to rear elevation overlooking the garden and with stunning views towards Portsmouth Harbour and beyond, further double glazed Velux window to front elevation with fitted blind, flat and sloping ceiling, a range of fitted wardrobes, two radiators, TV aerial point and access to eaves storage.



## Outside:-

Front garden is laid to lawn with slate chipped borders, brick retaining wall and pathway leading to front door. Rear pedestrian access and a wooden gate leads to:

## Rear Garden:-

South facing with views towards Portsmouth Harbour, enclosed, low maintenance, raised decking for socialising and entertaining purposes, hot and cold running water, outside power sockets and wooden shed (to remain).



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