

£285,000

GROVE AVENUE, PORTCHESTER, PO16 9EU



- Two Bedrooms
- Entrance Hallway
- Kitchen
- Semi Open-Plan Living Area
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Approx 95' Rear Garden
- Off Road Parking
- No Forward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

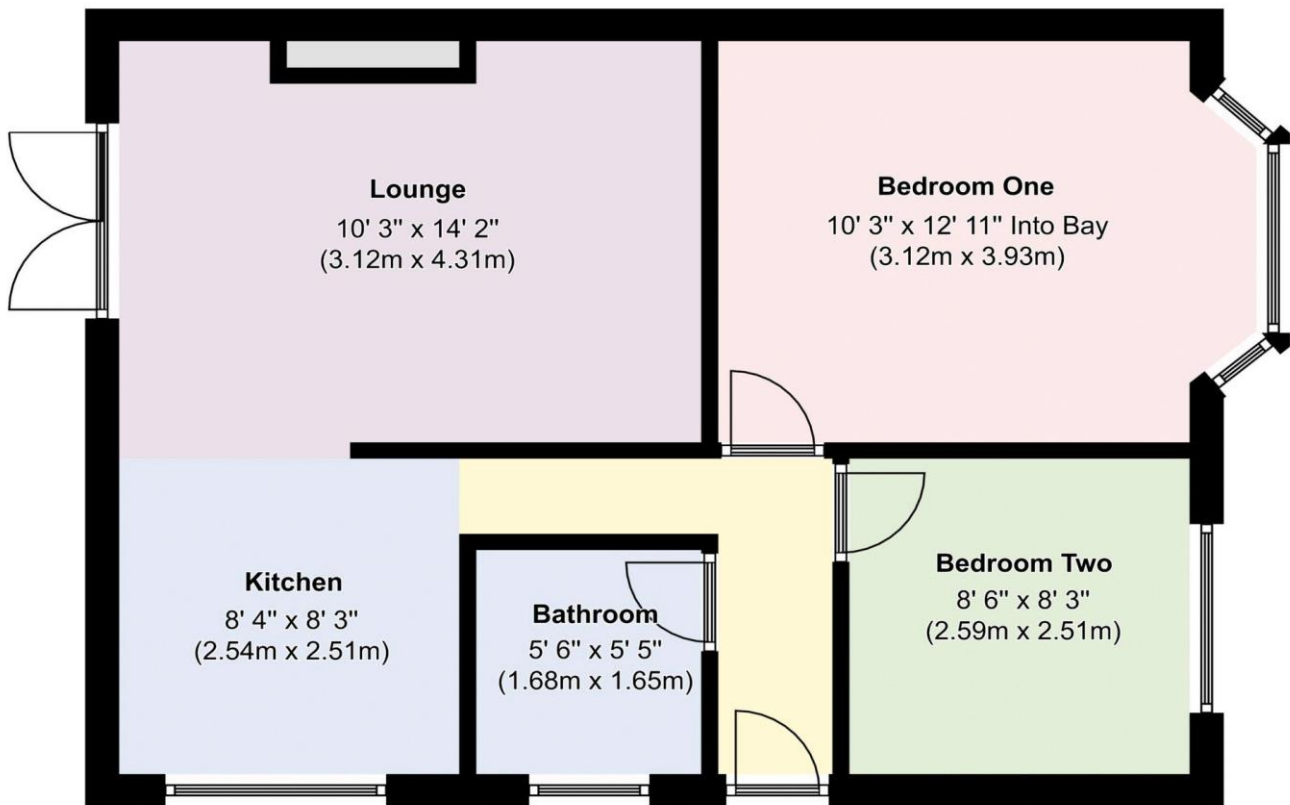
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference : P2571

Council Tax Band: B

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



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The Accommodation Comprises:

Front door into:

Entrance Hallway:

Radiator, loft hatch, door to:

Bedroom One:

10' 3" x 12' 11" Into Bay (3.12m x 3.93m)

Double glazed bay window to front, flat ceiling, picture rail, radiator, meter cupboard.



Bedroom Two:

8' 6" x 8' 3" (2.59m x 2.51m)

Double glazed window to front, flat ceiling, radiator.



Bathroom:

5' 6" x 5' 5" (1.68m x 1.65m)

Obscured double glazed window to side, tiled walls, close-coupled W.C., pedestal wash hand basin, paneled bath with mains shower over, wall-mounted extractor fan.



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Kitchen:

8' 4" x 8' 3" (2.54m x 2.51m)

Double glazed window to side, matching base and eye-level units with roll top work surface, stainless steel sink unit with drainer board, spaces and plumbing for appliances, space and gas point for cooker, wall-mounted gas central heating boiler.



Lounge:

10' 3" x 14' 2" (3.12m x 4.31m)

Double glazed patio doors accessing the rear garden, flat ceiling, picture rail, radiator and log/coal burner.



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Outside:

Low level brick wall and off road parking to front of property, side access and water tap, wooden side gate leading to:

Rear Garden:

Approx 95' in length, mainly laid to lawn, patio area, external power socket, hard standing to rear and further wood storage area.



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