

£379,000

CORNAWAY LANE, PORTCHESTER, PO16 9DD



- Two Bedrooms
- Entrance Hallway
- Lounge/Diner
- Fitted Kitchen
- Conservatory
- Shower Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Garage/Workshop
- Established Corner Plot Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

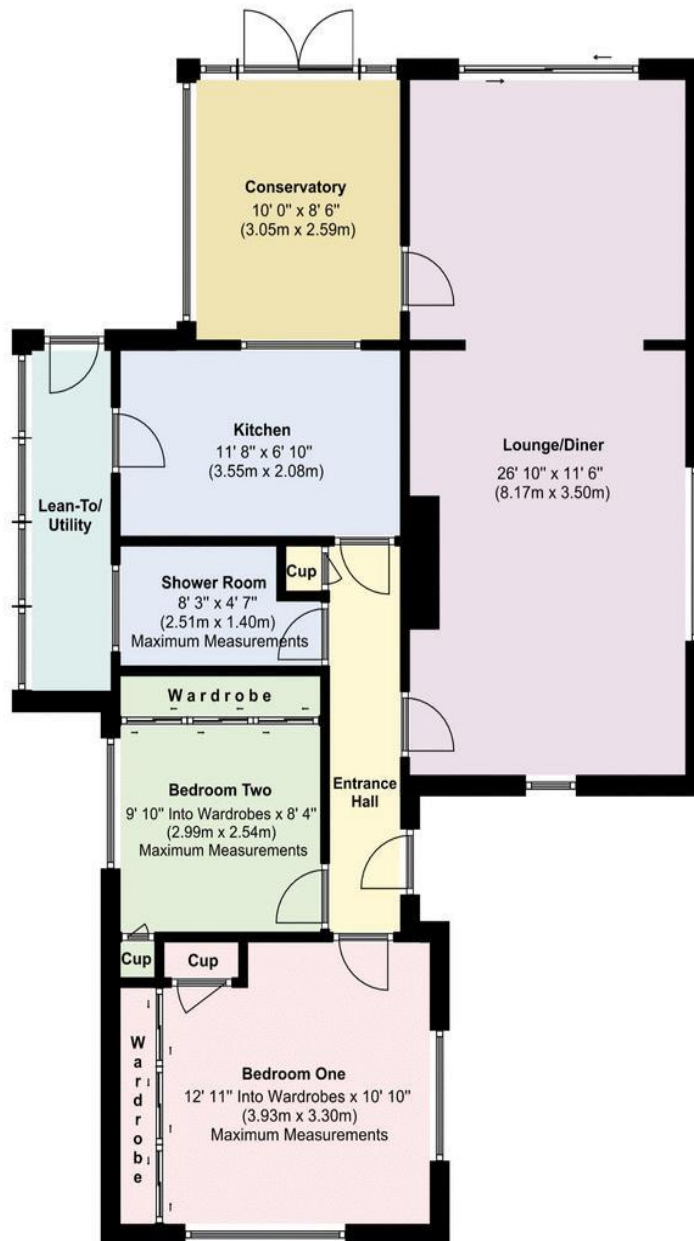
www.fenwicks-estates.co.uk

Property Reference: P2575

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ
 Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk
 www.fenwicks-estates.co.uk



The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Hall:-

Radiator, wood effect laminate flooring, built-in storage cupboard housing meters, access to loft via fitted ladder and coving to textured ceiling. Door to:

Lounge/Diner:-

26' 10" x 11' 6" (8.17m x 3.50m)



Dining Area:-

11' 6" x 10' 6" (3.50m x 3.20m)

UPVC double glazed sliding patio door overlooking and accessing the rear garden, space for table and chairs, radiator and continuation of coving to textured ceiling. Further internal glazed door to:



Lounge:-

15' 10" x 11' 6" (4.82m x 3.50m)

UPVC double glazed window to side elevation, further double glazed porthole style window, feature fireplace, radiator, TV aerial point and coving to textured ceiling. Archway to:

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Conservatory:-

10' 0" x 8' 6" (3.05m x 2.59m)

UPVC double glazed windows and double opening French doors overlooking and accessing the rear garden, tiled floor, radiator and power connected.



Kitchen:-

11' 8" x 6' 10" (3.55m x 2.08m)

UPVC double glazed window to rear elevation, fitted 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 gas hob above, space and plumbing for dishwasher, space for tall fridge/freezer, matching cupboard housing replacement gas central heating boiler and flat ceiling. Part glazed door to:



Lean-To/Utility:-

13' 1" x 2' 11" (3.98m x 0.89m)

UPVC double glazed windows and door leading to rear garden, space and plumbing for washing machine and space for tumble dryer.

Bedroom One:-

12' 11" Into Wardrobes x 10' 10" (3.93m x 3.30m) Maximum Measurements

UPVC double glazed windows to front and side elevations, mirror fronted sliding doors to built-in wardrobe unit, radiator, further storage cupboard and coving to textured ceiling.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





Bedroom Two:-

9' 10" Into Wardrobes x 8' 4" (2.99m x 2.54m) Maximum Measurements

UPVC double glazed window to side elevation, mirror fronted sliding doors to built-in wardrobe unit, radiator, further storage cupboard and coving to textured ceiling.



Shower Room:-

8' 3" x 4' 7" (2.51m x 1.40m) Maximum Measurements

Obscured UPVC double glazed window to side elevation, suite comprising: walk-in shower with Mira mains shower, close coupled WC, pedestal wash hand basin with mixer tap, tiled walls, ladder style heated towel rail, tiled floor and textured ceiling.



Outside:-

Established corner plot garden with shingle, shrub borders and wooden gate to rear garden. Off road parking to side leads to:

Garage/Workshop:-

Brick built, detached, up and over door, power connected, side courtesy door and double glazed window.



Rear Garden:-

Enclosed, laid to lawn, patio area for entertaining purposes, water tap, additional storage sheds.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

