

£365,000

MYRTLE AVENUE, PORTCHESTER, PO16 9JS



- Three Bedrooms
- Entrance Porch & Hallway
- Lounge/Diner
- Fitted Kitchen With Built in Appliances
- Garden Room Over Looking The Garden
- Downstairs WC
- Family Bathroom
- Gas Central Heating & Air Conditioning Unit
- Double Glazed Windows
- Block Paved Off Road Parking
- 19' x 18' Double Garage/Workshop
- Landscaped Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

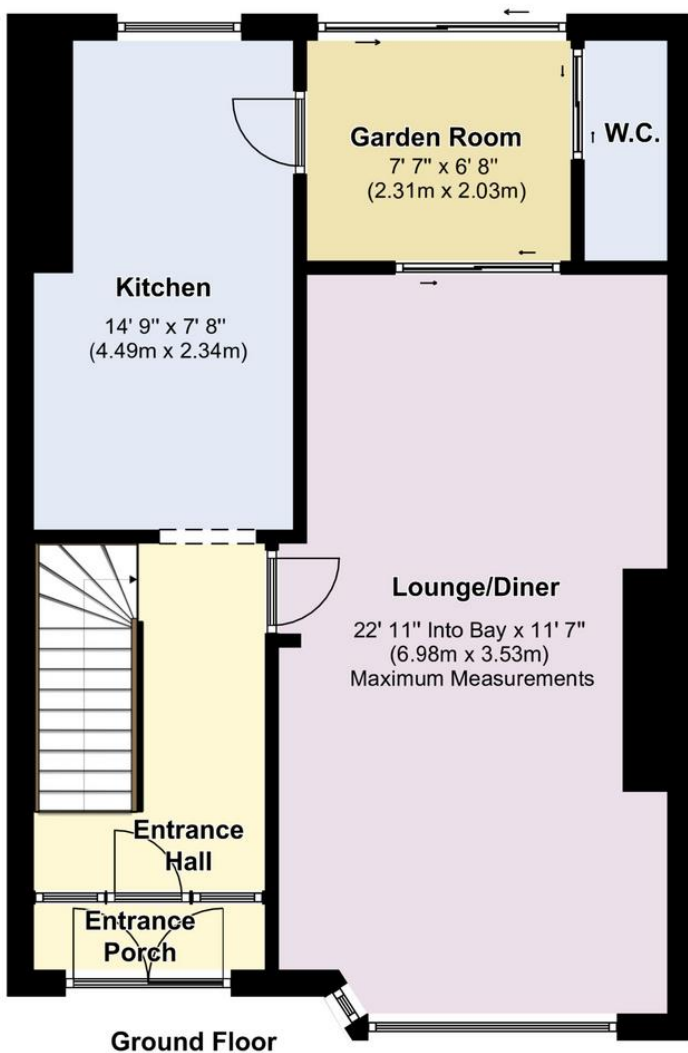
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Property Reference: P2576

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

UPVC double glazed double opening doors leading into:

Entrance Porch:-

6' 6" x 2' 0" (1.98m x 0.61m)

Flat ceiling. Double glazed composite front door with matching frosted side panels into:

Entrance Hall:-

Return staircase to first floor, under stairs storage cupboard housing meters, contemporary style radiator and flat ceiling. Oak door to:



Lounge/Diner:-

22' 11" Into Bay x 11' 7" (6.98m x 3.53m) Maximum Measurements



Lounge Area:-

UPVC double glazed part bay window to front elevation, radiator, TV aerial point, feature coal effect gas burner with slate hearth and flat ceiling. Walkway to:.



Dining Area:-

Space for table and chairs, additional radiator, continuation of flat ceiling and UPVC double glazed sliding patio doors leading to garden room.

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Kitchen:-
14' 9" x 7' 8" (4.49m x 2.34m)

UPVC double glazed window to rear elevation overlooking the garden, modern range of base and eye level units, solid wood worktops, single bowl sink unit with mixer tap, tiled splash backs, built-in eye level oven with built-in microwave above, integrated fridge/freezer, dishwasher and washing machine, gas central heating boiler concealed in wall unit, floor-to-ceiling contemporary radiator, flat ceiling and tiled floor. UPVC double glazed door to:



Garden Room:-
7' 7" x 6' 8" (2.31m x 2.03m)

UPVC double glazed sliding patio doors overlooking and accessing the rear garden, tiled floor and flat ceiling. Sliding door to:



W.C.:-
6' 8" x 2' 4" (2.03m x 0.71m)

Close coupled W.C., fitted shelving and flat ceiling.

First Floor Landing:-

Flat ceiling and access to partially boarded loft with fitted ladder and Velux window to rear elevation. Oak doors to:

Bedroom One:-
11' 4" Into Bay x 10' 5" (3.45m x 3.17m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator and flat ceiling.

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Bedroom Two:-
11' 1" x 10' 5" (3.38m x 3.17m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, air conditioning unit and flat ceiling.



Bedroom Three:-
7' 9" x 6' 10" (2.36m x 2.08m)

UPVC double glazed window to front elevation, radiator and flat ceiling.



Bathroom:-
7' 10" x 7' 7" (2.39m x 2.31m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with electric shower over, shower curtain and rail, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, radiator, built-in airing cupboard, tiled floor and flat ceiling.

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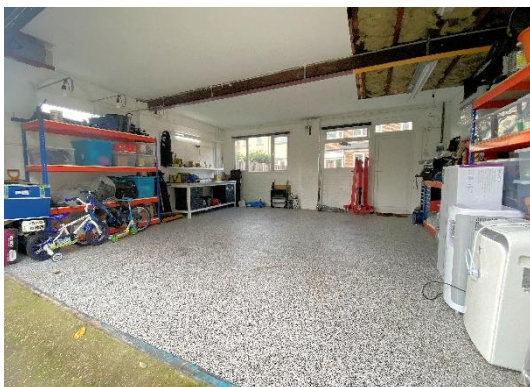
Outside:-

Block paved off street parking for two vehicles. Rear vehicular and pedestrian access leads to:

Garage/Workshop:-

19' 9" x 18' 0" (6.02m x 5.48m)

Double width, power roller door, recently replaced UPVC double glazed windows to rear and side elevation, power and light connected, partial flat ceiling and UPVC door leads to rear garden.



Rear Garden:-

Enclosed, landscaped, AstroTurf lawn, block paved patio with space for table and chairs with matching path leading to garage and water tap.



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