

£415,000

LANSDOWNE AVENUE, PORTCHESTER, PO16 9NN



- Three/Four Bedrooms
- Entrance Hallway
- 22' Lounge
- 19' Fitted Kitchen/Dining/Family Room
- Bedroom Four/Nursery
- Spacious Bath & Shower Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Enclosed West Facing Garden

Portchester Office

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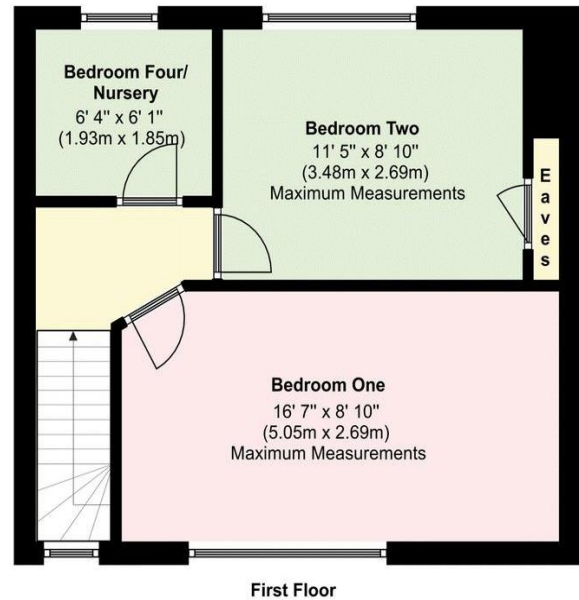
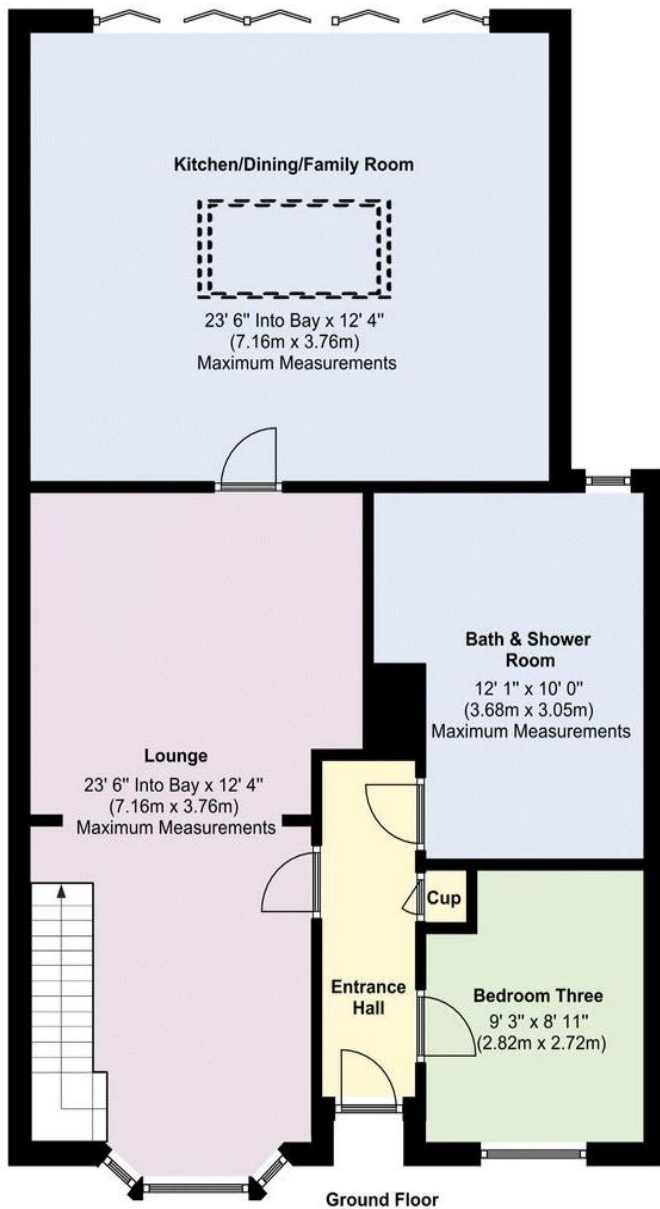


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2580

Council Tax Band: C

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



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The Accommodation Comprises:-

Covered entrance, outside lighting and UPVC part double glazed front door into:

Entrance Hall:-

Built-in storage cupboard, tiled flooring, wood panelling to dado rail height, fitted shoe cupboard and flat ceiling. Matching internal doors to:

Lounge:-

23' 6" Into Bay x 12' 4" (7.16m x 3.76m) Maximum Measurements

UPVC double glazed bay window to front elevation, two contemporary radiators, stairs to first floor, TV aerial point, wall mounted air conditioning unit and flat ceiling. Part glazed door to:



Kitchen/Dining Family Room:- 19' 3" x 15' 6" (5.86m x 4.72m)



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Kitchen Area:-

Extensive range of fitted base, eye level and larder style soft close units, worksurfaces with matching upstands and splashbacks, built-in eye level oven, induction hob with extractor over, space and plumbing for American style fridge/freezer, matching central island incorporating breakfast bar with further storage, integrated dishwasher and one and a half bowl stainless steel sink unit with mixer tap, wood effect laminate flooring and flat ceiling with spotlighting and feature central lantern inset.



Bedroom Three:-

9' 3" x 8' 11" (2.82m x 2.72m)

UPVC double glazed window to front elevation, radiator, wall mounted eye level storage cupboard, wood effect laminate flooring and flat ceiling.



Dining/Family Area:-

Double glazed bi-folding doors overlooking and accessing the rear garden, space for table and chairs, space for sofa, wall mounted air conditioning unit, continuation of wood effect laminate flooring and flat ceiling with spotlighting inset.

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Bath & Shower Room:-

12' 1" x 10' 0" (3.68m x 3.05m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, modern refitted white suite comprising: double ended free standing bath with central mixer tap and separate handheld shower attachment, his 'n' hers wash hand basins with free standing mixer taps, double vanity storage below, fitted mirror above and twin shelf recesses to side with spotlights inset, close coupled WC, walk-in shower area with rainwater shower and glass screen, two chrome heated towel rails, matching tiling to floor and walls with feature shelving inset, extractor and flat ceiling with spotlighting inset.



First Floor Landing:-

UPVC double glazed window to front elevation and flat ceiling. Matching internal doors to:

Bedroom One:-

16' 7" x 8' 10" (5.05m x 2.69m) Maximum Measurements

UPVC double glazed window to front elevation, flat and sloping ceiling, radiator and feature wooden panelling to wall.



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Bedroom Two:-

11' 5" x 8' 10" (3.48m x 2.69m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, flat and sloping ceiling, radiator, wood effect laminate flooring and access to eaves storage.



Bedroom Four/Nursery:-

6' 4" x 6' 1" (1.93m x 1.85m)

UPVC double glazed window to rear elevation overlooking the garden, wood effect laminate flooring and flat ceiling with spotlighting inset.



Outside:-

Block paved off street parking with slate chip/stone border and side pedestrian access with wooden gate leads to:

Rear Garden:-

Enclosed, west facing, patio area with space for table and chairs for socialising and entertaining purposes, remainder laid mainly to lawn, raised sleeper beds, twin palm trees, water tap, outside lighting and power sockets.



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