

£435,000

HILL ROAD, PORTCHESTER, PO16 8LA



- Two Double Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen/Diner
- Utility Room
- Conservatory
- Bath & Shower Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Generous West Facing Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

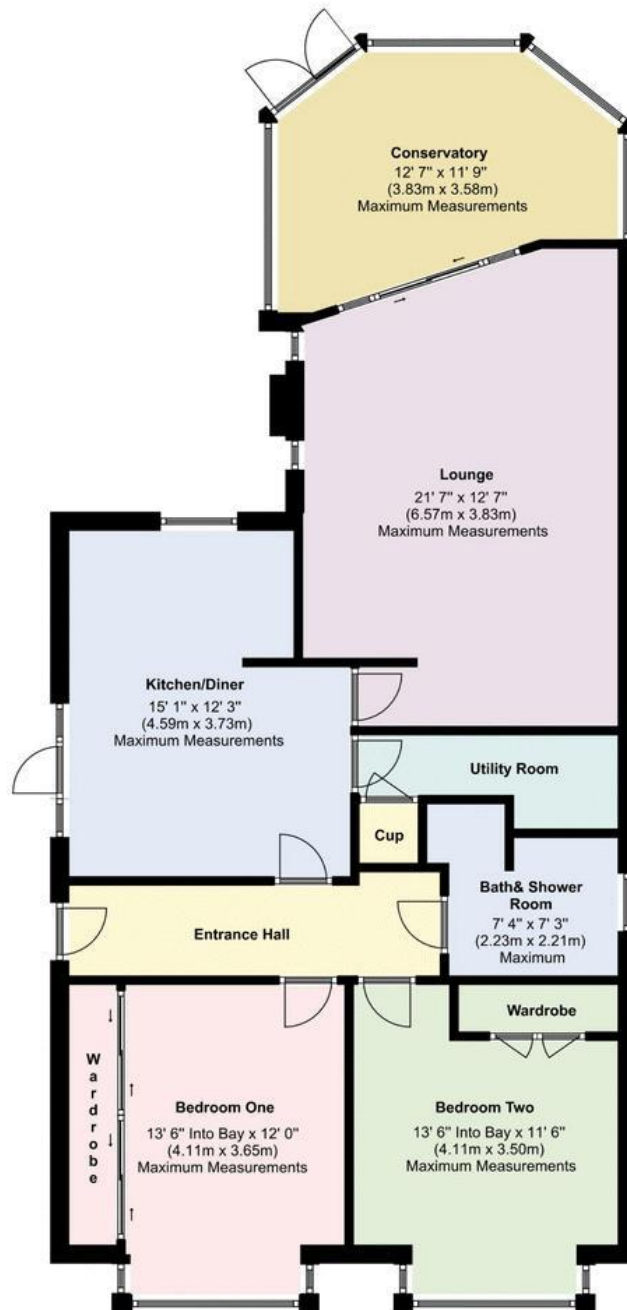
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Property Reference: P2582

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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)



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The Accommodation Comprises:-

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

Entrance Hall:-

Built-in storage cupboard housing meters, radiator, wooden panelling to walls, access to loft via fitted ladder and coving to flat ceiling. Wooden doors to:

Kitchen/Diner:-

15' 1" x 12' 3" (4.59m x 3.73m) Maximum Measurements



Dining Area:-

UPVC double glazed door with matching side panels accessing the garden, space for table and chairs, radiator, engineered wooden flooring, coving to flat ceiling and wooden door to utility room.



Kitchen Area:-

UPVC double glazed window to rear elevation overlooking the garden, fitted range of base and eye level storage cupboards, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, built-in eye level oven, gas hob with extractor over, built-in microwave, integrated dishwasher, continuation of engineered wooden flooring and coving to flat ceiling with spotlighting inset.



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Utility Room:-

11' 2" x 3' 10" (3.40m x 1.17m) Maximum Measurements

Space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, built-in storage cupboard and textured ceiling.

Lounge:-

21' 7" x 12' 7" (6.57m x 3.83m) Maximum Measurements

Twin double glazed arch windows to side elevation, feature fireplace with gas fire inset, TV aerial point, radiator and coving to textured ceiling with spotlighting inset. UPVC double glazed sliding patio door with matching side panels into:



Conservatory:-

12' 7" x 11' 9" (3.83m x 3.58m) Maximum Measurements

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



Bedroom One:-

13' 6" Into Bay x 12' 0" Into Wardrobes (4.11m x 3.65m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, sliding mirror fronted doors to built-in wardrobe unit, wood effect laminate flooring and coving to textured ceiling.



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Bedroom Two:-

13' 6" Into Bay x 11' 6" (4.11m x 3.50m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, built-in wardrobe unit, wood effect laminate flooring and coving to textured ceiling.



Bath & Shower Room:-

7' 4" x 7' 3" (2.23m x 2.21m) Maximum Measurements

Opaque double glazed window to side elevation, suite comprising: panelled bath with mixer tap, tiled shower cubicle with rainwater shower and handheld shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, tiled floor and flat ceiling with spotlighting inset.



Outside:-

Shingle off street parking, shrub borders and mature hedging. Side wooden gates lead to:



Rear Garden:-

West facing, generous size, enclosed, extensive decking area with space for table and chairs for socialising and entertaining purposes, water tap, outside lighting, power socket, established trees, hedging and shrubs, remainder laid mainly to lawn, wooden summerhouse and shed (both to remain).

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