

OFFERS IN EXCESS OF £425,000

THE CROSSWAY, PORTCHESTER, PO16 8PB



- Three Bedrooms
- Entrance Lobby
- Lounge Area
- Open Plan Fitted Kitchen/Diner
- Separate Utility Room
- Ground Floor Shower Room
- First Floor Modern Bathroom
- En-Suite Shower Room
- Gas Central Heating & Zoned Under Floor Heating
- Double Glazed Windows
- Off Street Parking
- Enclosed South Facing Garden

Portchester Office

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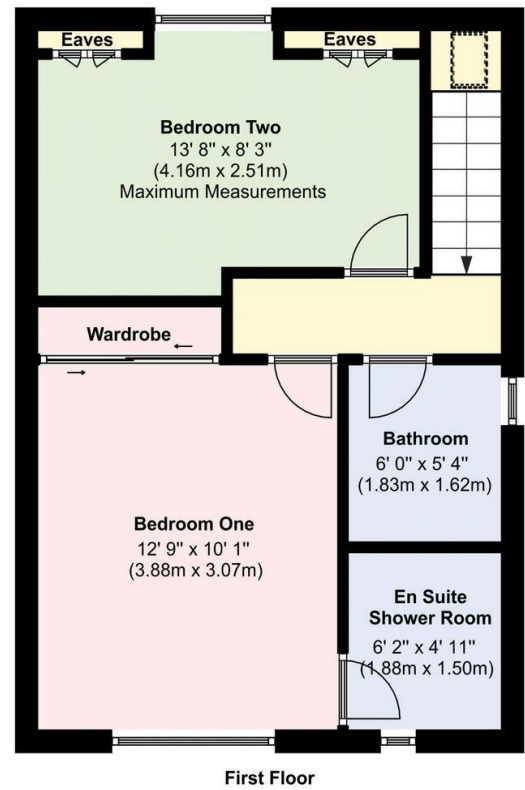
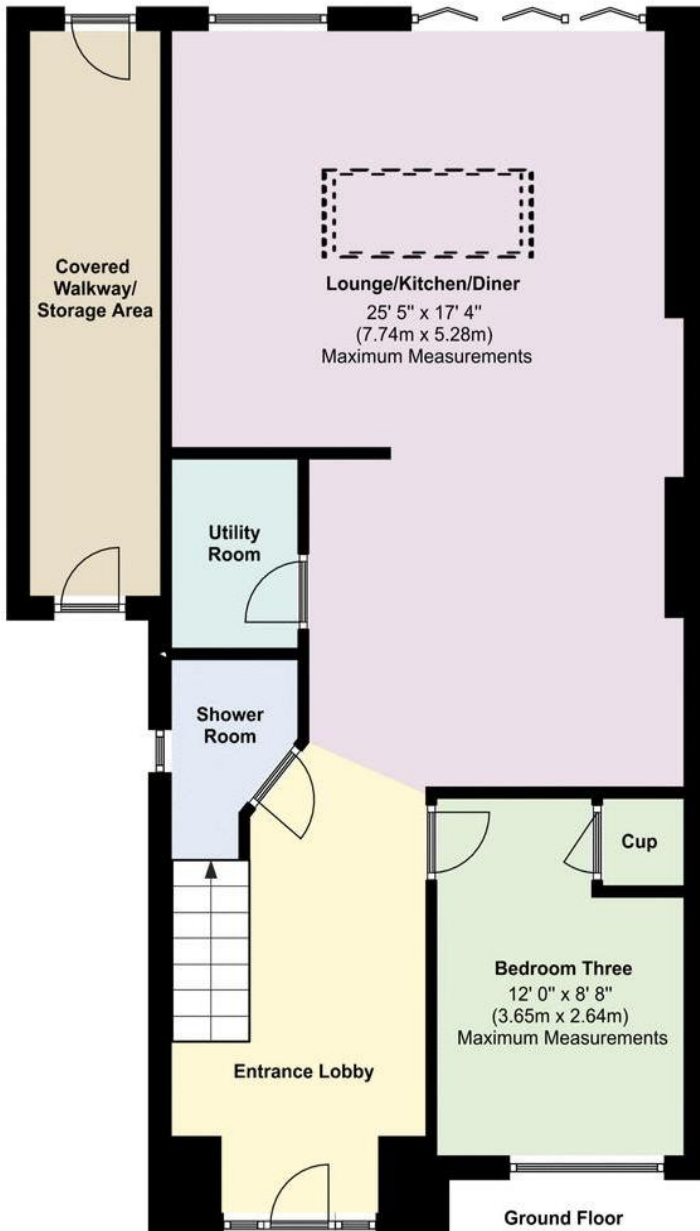
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Property Reference: P2587

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 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:-

Part double glazed composite front door with matching side panels leading to

Entrance Lobby:-

Oak stairs with glass balustrade leading to first floor, LVT flooring with zoned underfloor heating, smoke detector and flat ceiling with spotlighting inset. Walkway to:



Lounge/Kitchen/Diner:-

25' 5" x 17' 4" (7.74m x 5.28m) Maximum Measurements



Kitchen/Dining Area:-

UPVC double glazed window overlooking the garden with Galaxy marble sill, fitted range of modern base and eye level soft close units incorporating corner carousel section, Galaxy granite worktops with matching upstands, resin sink unit with mixer tap, built-in AEG oven and microwave above, induction hob with splashback and extractor canopy above, integrated dishwasher, built-in wine fridge, space and plumbing for American style fridge/freezer, space for table and chairs, continuation of LVT flooring with zoned underfloor heating, flat ceiling with spotlighting inset, feature ceiling lantern with up lighting and bi-folding doors accessing the rear garden.



Lounge Area:-

Feature slate clad chimney breast, TV aerial point, continuation of LVT flooring with zoned underfloor heating and flat ceiling with spotlighting inset.

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Bedroom Three:-

12' 0" x 8' 8" (3.65m x 2.64m) Maximum Measurements

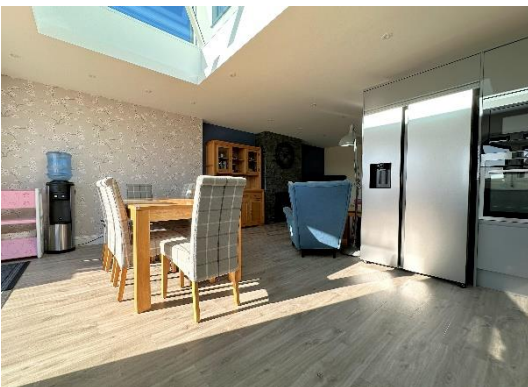
UPVC double glazed window to front elevation, LVT flooring with zoned underfloor heating, built-in airing cupboard and flat ceiling with spotlighting inset.



Downstairs Shower Room:-

8' 5" x 4' 5" (2.56m x 1.35m)

Opaque UPVC double glazed window to side elevation, modern suite comprising: tiled double width shower cubicle with Esteem shower, WC with tiled concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap and tiled splashback, LVT flooring with zoned underfloor heating, extractor and flat ceiling with spotlighting inset.



Utility Room:-

6' 4" x 4' 5" (1.93m x 1.35m)

Eye level soft close storage cupboards, further matching cupboard housing gas central heating boiler, granite worktop with matching upstands, space and plumbing for washing machine, space for tumble dryer and flat ceiling with spotlighting inset.

First Floor Landing:-

Double glazed Velux window to front elevation, smoke detector and flat and sloping ceiling with spotlighting inset. Oak doors to:

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Bedroom One:-

12' 9" x 10' 1" (3.88m x 3.07m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, sliding doors to built-in wardrobe, TV aerial point, smoke detector and flat ceiling with spotlighting inset. Oak door to:



En Suite Shower Room:-

6' 2" x 4' 11" (1.88m x 1.50m)

Opaque UPVC double glazed window to rear elevation, modern suite comprising: double width shower with rainwater shower and hand held shower attachment, WC with concealed cistern, shelf above, and adjoining wash hand basin inset vanity unit with mixer tap, part tiled walls, chrome heated towel rail, LVT flooring, extractor and flat ceiling with spotlighting inset.



Bedroom Two:-

13' 8" x 8' 3" (4.16m x 2.51m) Maximum Measurements

UPVC double glazed windows to front elevation, flat and part sloping ceiling with spotlighting inset, radiator, smoke detector and eaves storage.



Bathroom:-

6' 0" x 5' 4" (1.83m x 1.62m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising, panelled bath with mixer tap and hand held shower attachment, wash hand basin inset vanity unit with mixer tap and tiled splashback, WC with concealed cistern, part tiled walls, chrome heated towel rail, LVT flooring, extractor and flat ceiling with spotlighting inset.

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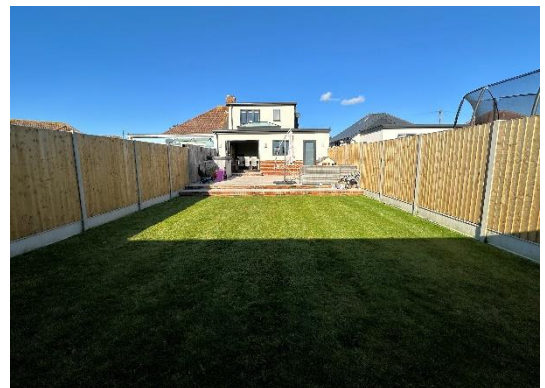
Outside:-

Block paved and shingle off street parking, brick retaining wall, outside lighting, wooden gate leads to inner courtyard with water tap and ideal for bin storage. UPVC double glazed door leads to the cavity constructed covered walkway/storage area with power connected and further UPVC double glazed door to:



Rear Garden:-

South facing, enclosed, Sandstone patio with space for table and chairs ideal for socialising and entertaining purposes, remainder laid to lawn, further water tap, outside power sockets and lighting.



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