

OFFERS IN EXCESS OF £350,000

GROVE AVENUE, PORTCHESTER, PO16 9EX



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Dining Room
- Shower Room
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Garage/Workshop
- Generous Enclosed West Facing Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

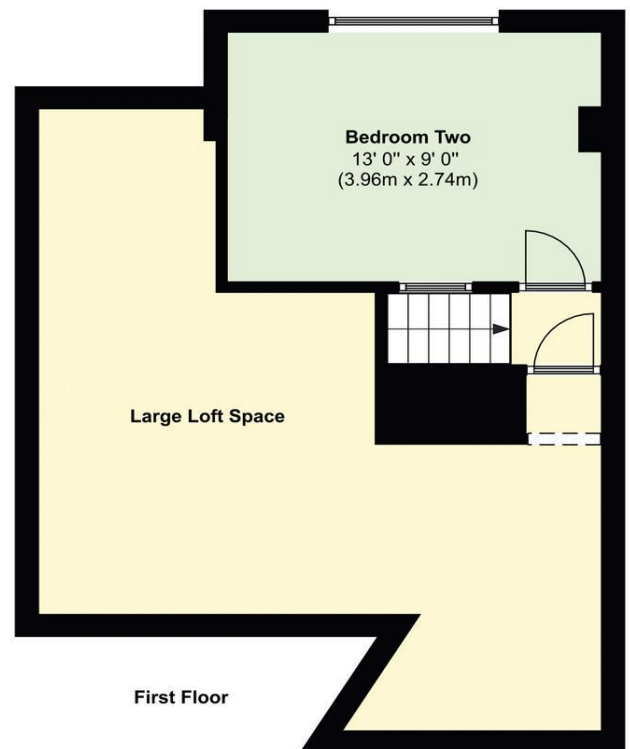
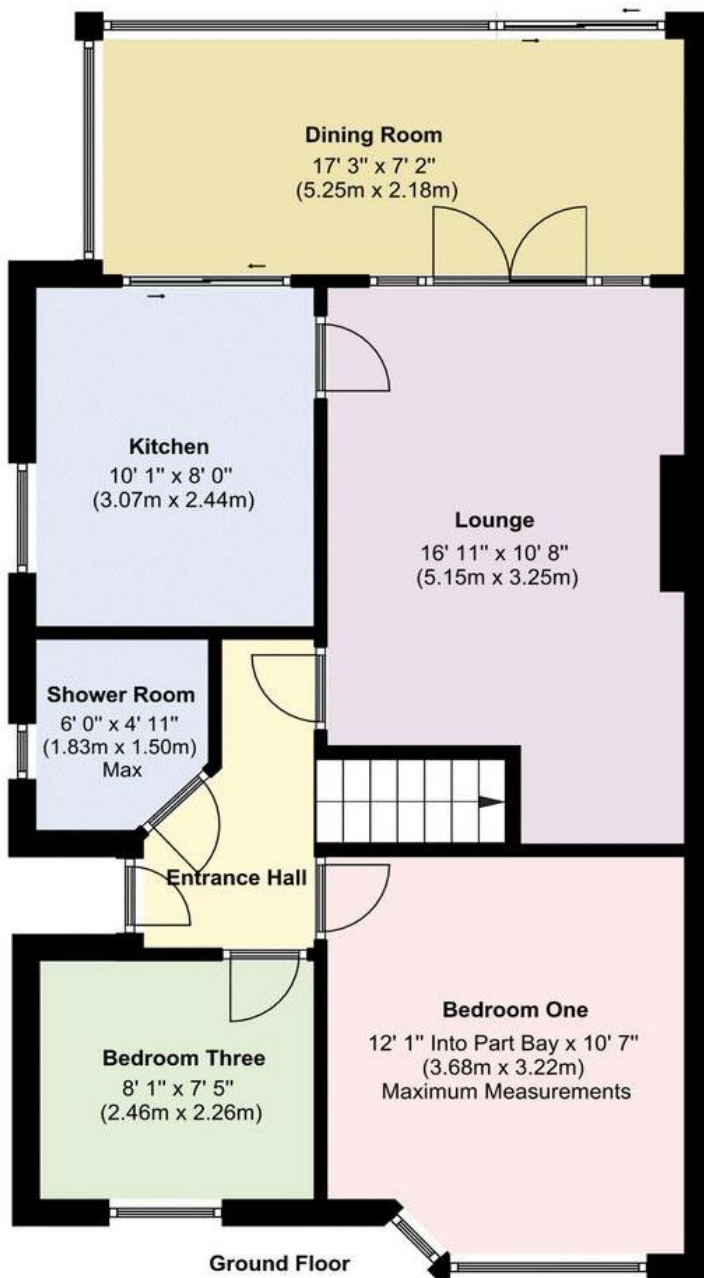
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Property Reference: P2586

Council Tax Band:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 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 part double glazed front door into:

Entrance Hall:-

Stairs to first floor and radiator. Doors to:

Lounge:-

16' 11" x 10' 8" (5.15m x 3.25m)

Feature fireplace with gas fire inset and mantle over, TV aerial point, radiator and glazed double opening doors with matching side panels leading to dining room. Further internal door to:



Kitchen:-

10' 1" x 8' 0" (3.07m x 2.44m)

Opaque UPVC double glazed window to side elevation, fitted matching base, eye level and glass display units with underlighting to wall units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in double oven with gas hob above and extractor over, space for tall fridge/freezer, space and plumbing for washing machine and flat ceiling with spotlighting inset. UPVC double glazed sliding door to:

Dining Room:-

17' 3" x 7' 2" (5.25m x 2.18m)

UPVC double glazed windows and sliding patio door overlooking and accessing the rear garden, wall mounted gas heater and space for table and chairs.

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Bedroom One:-

12' 1" Into Part Bay x 10' 7" (3.68m x 3.22m) Maximum Measurements

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



Shower Room:-

6' 0" x 4' 11" (1.83m x 1.50m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, modern suite comprising: shower cubicle with Mira electric shower, wash hand basin inset vanity unit, WC with concealed cistern and shelf above, chrome heated towel rail, part tiled walls, radiator, wood effect laminate flooring and flat ceiling with spotlighting inset.



Bedroom Three:-

8' 1" x 7' 5" (2.46m x 2.26m)

UPVC double glazed window to front elevation and radiator.



First Floor Landing:-

Flat and sloping ceiling, door to bedroom two and additional door leads to a large wrap around loft space with light and the potential to extend (stpp).

Bedroom Two:-

13' 0" x 9' 0" (3.96m x 2.74m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, glazed window to stairwell and coving to textured ceiling.

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Outside:-

Block paved off street parking with lawn section to side and low brick retaining wall, pedestrian side access with water tap leads to garage/workshop with up and over door and side courtesy door. Wooden gate to:

Rear Garden:-

West facing, generous size, patio area with space for table and chairs for entertaining purposes with raised flower bed to side, outside lighting, remainder laid mainly to lawn, raised section to rear with shingle area and AstroTurf.



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