

## OFFERS IN EXCESS OF £450,000

COLERIDGE ROAD, PORTCHESTER BORDERS, PO6 4PB



- Three/Four Bedrooms
- Entrance Hallway
- Lounge With Views Of Portsmouth Harbour
- 21' x 12' Fitted Kitchen/Diner
- Utility Room
- Bedroom Four/Study
- Ground Floor Shower Room
- First Floor Bathroom
- En-Suite To Master Bedroom
- UPVC Double Glazing & Gas Central Heating
- Enclosed Rear Garden With Workshop
- Block Paved Off Street Parking

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

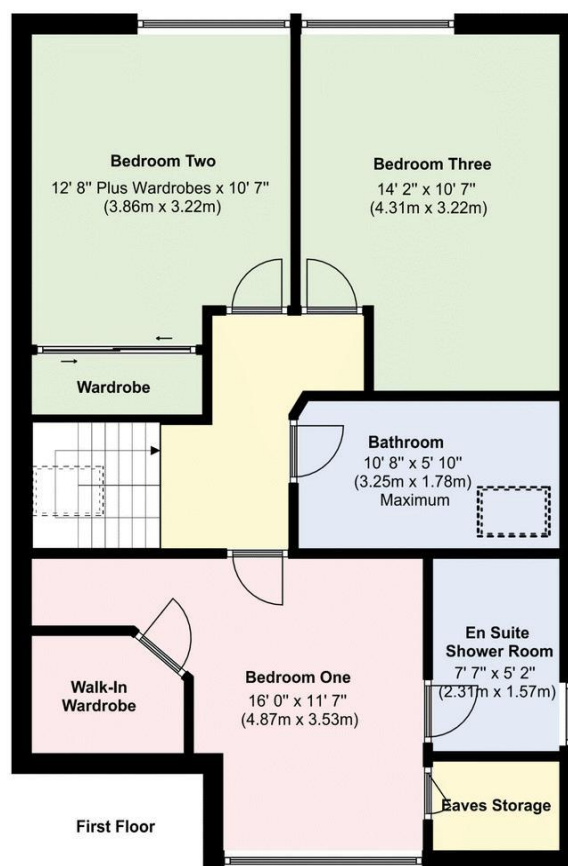
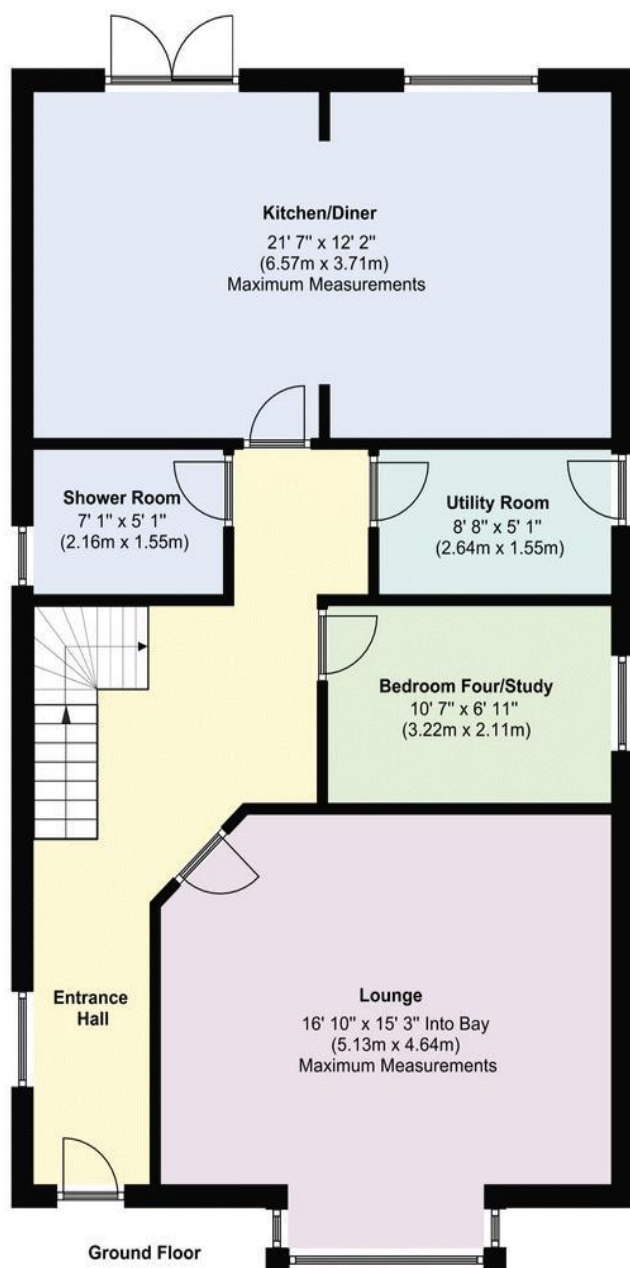
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2602

Council Tax Band: D

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



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## The Accommodation Comprises:-

Covered entrance with outside light and part double glazed composite front door into:

## Entrance Hall:-

UPVC double glazed window to side elevation, return staircase to first floor, under stairs storage cupboard, radiator, oak wooden flooring and coving to flat ceiling. Part glazed doors to:



## Lounge:-

16' 10" x 15' 3" Into Bay (5.13m x 4.64m) Maximum Measurements

UPVC double glazed bay window to front elevation with views towards Portsmouth Harbour, radiator, TV aerial point, oak wooden flooring and coving to flat ceiling with spotlighting inset.



## Kitchen/Diner:-

21' 7" x 12' 2" (6.57m x 3.71m) Maximum Measurements



## Kitchen Area:-

UPVC double glazed window to rear elevation overlooking the garden, extensive fitted range of matching base, eye level and larder style storage cupboards, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level Bosch oven and grill, five ring gas hob with extractor canopy above, integrated dishwasher, recess for American style fridge/freezer, oak wooden flooring and coving to flat ceiling with spotlighting inset.

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### Dining Area:-

Space for table and chairs, radiator, continuation of oak wooden flooring, coving to flat ceiling with spotlighting inset and UPVC double glazed doors overlooking and accessing the rear garden.

### Utility Room:-

8' 8" x 5' 1" (2.64m x 1.55m)

Matching base, eye level and larder style storage units, roll top work surfaces, single bowl sink unit with mixer tap, tiled splashback, radiator, space and plumbing for washing machine, space for tumble dryer, tiled flooring, wall mounted Vaillant gas central heating boiler, coving to flat ceiling and UPVC part double glazed door to side pedestrian walkway.

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### Bedroom Four/Study:-

10' 7" x 6' 11" (3.22m x 2.11m)

UPVC double glazed window to side elevation, radiator, oak wooden flooring and coving to flat ceiling.

### First Floor Landing:-

Double glazed Velux window to side elevation, flat and sloping ceiling and access to loft via fitted ladder. Doors to:

### Bedroom One:-

16' 0" x 11' 7" (4.87m x 3.53m)

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, flat and sloping ceiling, radiator, eaves storage and walk-in wardrobe with shelving and clothes hanging space. Door to:



### Shower Room:-

7' 1" x 5' 1" (2.16m x 1.55m)

Opaque UPVC double glazed window to side elevation, white suite comprising: tiled shower cubicle with Mira electric shower, WC with concealed cistern, shelf above and tiled splashback, radiator, wash hand basin inset vanity unit with mixer tap and tiled splash back, fitted mirror light above, tiled flooring and coving to flat ceiling.



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## En Suite Shower Room:-

7' 7" x 5' 2" (2.31m x 1.57m)

Double glazed window to side elevation, white suite comprising: tiled shower cubicle, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap, vanity storage below and to side, tiled splash back, flat and sloping ceiling, radiator, tiled flooring and extractor.



## Bedroom Two:-

12' 8" Plus Wardrobes x 10' 7" (3.86m x 3.22m)

UPVC double glazed window to rear elevation overlooking the garden, flat and sloping ceiling, radiator and sliding doors to fitted wardrobe.



## Bedroom Three:-

14' 2" x 10' 7" (4.31m x 3.22m)

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



## Family Bathroom:-

10' 8" x 5' 10" (3.25m x 1.78m) Maximum Measurements

Double glazed Velux window to side elevation, white suite comprising: panelled bath with mixer tap, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap, vanity storage below and to side, fitted mirror light, flat and sloping ceiling, part tiled walls, radiator, tiled floor and extractor.

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## Outside:-

Block paved off street parking for two vehicles to front and raised lawn section. Pedestrian access from either side of the property with wooden gates lead to:



## Rear Garden:-

Enclosed, raised decking for entertaining purposes, lawn with shrub borders, water tap, summerhouse and workshop (both to remain).



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