

## £445,000

BEAULIEU AVENUE, PORTCHESTER, PO16 9SY



- Three Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- 22' Lounge/Diner
- Conservatory
- Kitchen/Breakfast Room
- Bathroom & Separate WC
- Double Glazing & Gas Central Heating
- Off Road Parking
- Garage/Workshop
- Enclosed West Facing Garden
- No Onward Chain

### Portchester Office

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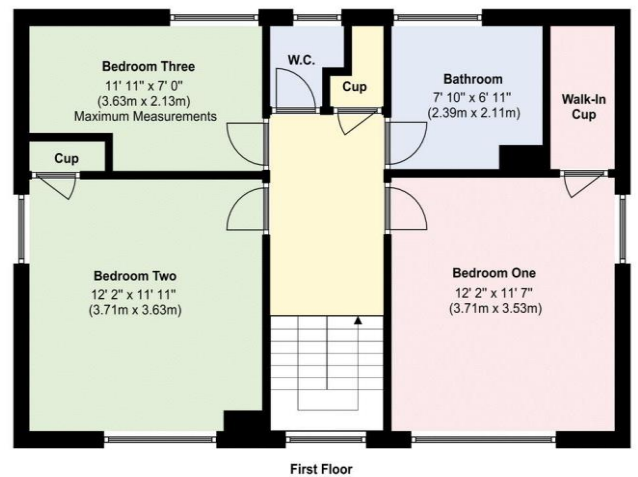
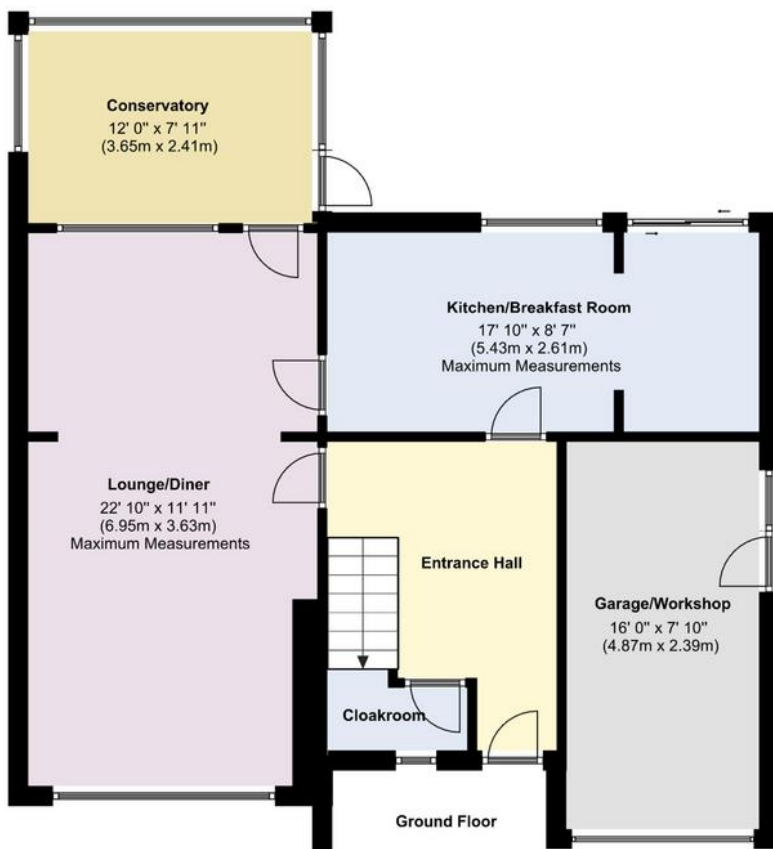


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Property Reference: P2609

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 seating area and UPVC part double glazed front door into:

## Entrance Hall:-

Stairs to first floor, under stairs storage cupboard, radiator, wooden parquet flooring and textured ceiling. Doors to:



## Downstairs Cloakroom:-

5' 9" x 4' 5" (1.75m x 1.35m) Maximum Measurements

Opaque feature window to front elevation, flat and sloping ceiling, low level W.C and corner wash hand basin with tiled splashback.

## Lounge/Diner:-

22' 10" x 11' 11" (6.95m x 3.63m) Maximum Measurements



## Lounge Area:-

UPVC double glazed window to front elevation, feature brick fireplace with gas fire inset and quarry tiled hearth, skirting board heater and textured ceiling.



## Dining Area:-

UPVC double glazed window to rear elevation, space for table and chairs, radiator, door to kitchen and textured ceiling. UPVC double glazed door to:



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## Conservatory:-

12' 0" x 7' 11" (3.65m x 2.41m)

UPVC double glazed windows and door over looking and accessing the rear garden and power connected.



## Kitchen/Breakfast Room:-

17' 10" x 8' 7" (5.43m x 2.61m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, fitted base and eye level units, roll top work surfaces, single bowl sink unit with mixer tap, part tiled walls, built-in electric oven with gas hob above and extractor over, gas central heating boiler, space for under counter appliances, space and plumbing for washing machine, space for table and chairs, further matching storage cupboards and work surface, textured ceiling and UPVC double glazed doors leading to the garden.



## First Floor Landing:-

UPVC double glazed window to front elevation, radiator, built-in airing cupboard, textured ceiling and access to loft. Doors to:



## Bedroom One:-

12' 2" x 11' 7" (3.71m x 3.53m)

Dual aspect room with UPVC double glazed window to front and side elevations, radiator, walk-in storage cupboard and textured ceiling.



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**Bedroom Two:-**  
12' 2" x 11' 11" (3.71m x 3.63m) Maximum Measurements

Dual aspect room with UPVC double glazed windows the front and side elevations, radiator, built-in storage cupboard and textured ceiling.



**Bedroom Three:-**  
11' 11" x 7' 0" (3.63m x 2.13m) Maximum Measurements

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



**Bathroom:-**  
7' 10" x 6' 11" (2.39m x 2.11m)

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath with mixer tap electric shower, pedestal wash hand basin, heated towel rail, part tiled walls, radiator and textured ceiling.

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### Separate W.C:-

3' 10" x 2' 8" (1.17m x 0.81m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, low level W.C and textured ceiling.

### Outside:-

Double opening wrought iron gates leads to front garden laid mainly to Astro turf lawn for ease of maintenance, low level brick wall and side access with wooden gate gives pedestrian access to rear garden. Block paved off street parking leads to:



### Garage/Workshop:-

16' 0" x 7' 10" (4.87m x 2.39m)

Up and over door, window, side courtesy door and power connected.

### Rear Garden:-

West facing, enclosed, patio area for entertaining purposes, remainder is laid mainly to lawn, shrubs and bushes to borders, water tap and pathway to rear.



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