

## £275,000

PORTSDOWN ROAD, PORTCHESTER BORDERS, PO6 4QH



- Three Bedrooms
- Entrance Hallway
- Lounge
- Kitchen
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Block Paved Off Street Parking
- Enclosed Rear Garden
- Garage/Workshop
- No Onward Chain

### 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)

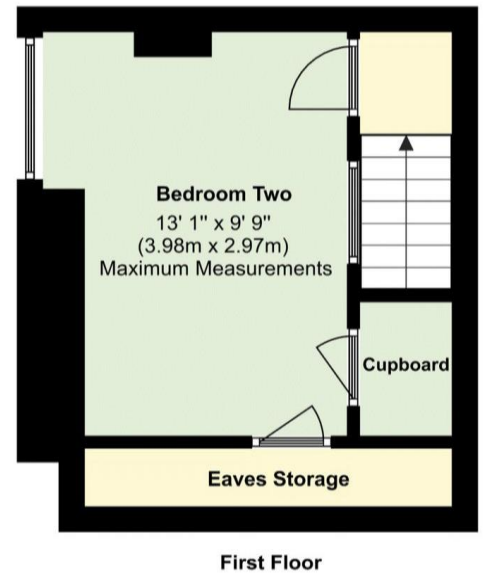
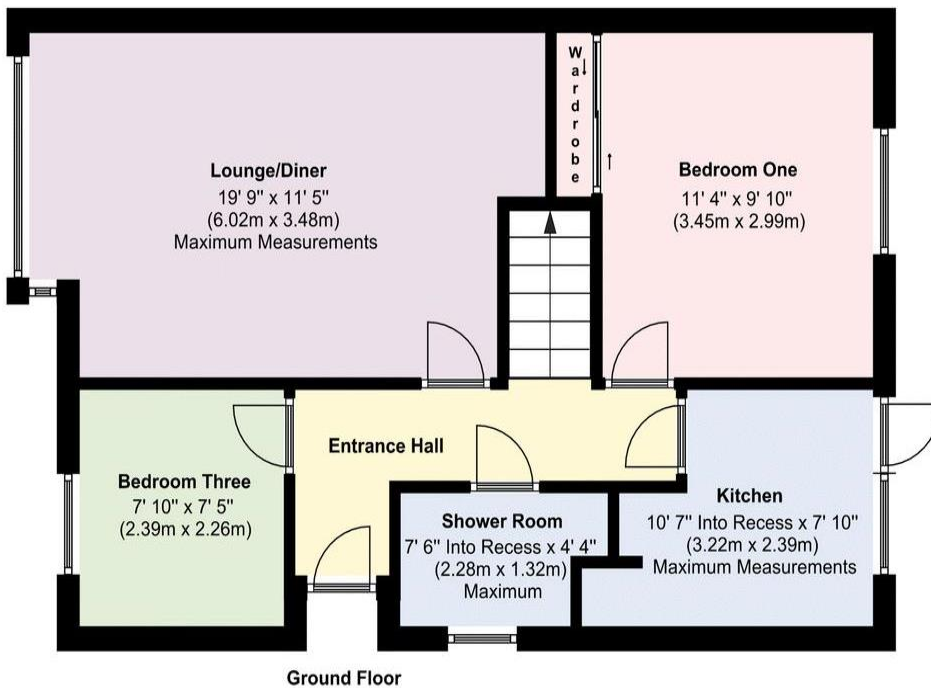
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Property Reference: P2617

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 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 and UPVC part double glazed door to:

## Entrance Hallway:-

Radiator and stairs to first floor. Doors to:

## Lounge/Diner:-

19' 9" x 11' 5" (6.02m x 3.48m) Maximum Measurements

UPVC double glazed par bay window to front elevation, radiator, TV aerial point, feature wooden fireplace and under stairs storage cupboard.



9



## Kitchen:-

10' 7" Into Recess x 7' 10" (3.22m x 2.39m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, fitted kitchen units, single bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine, wall mounted gas central heating boiler and UPVC part double glazed door leading to garden.



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## Bedroom One:-

11' 4" x 9' 10" (3.45m x 2.99m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and built-in wardrobe with cabin cupboards above.



## Bedroom Three:-

7' 10" x 7' 5" (2.39m x 2.26m)

UPVC double glazed window to front elevation and radiator.



## Shower Room:-

7' 6" Into Recess x 4' 4" (2.28m x 1.32m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, suite comprising: double width shower cubicle with Mira mains shower, close coupled WC, pedestal wash hand basin, radiator and tiled walls.



## First Floor Landing:-

Door to:

## Bedroom Two:-

13' 1" x 9' 9" (3.98m x 2.97m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built in storage cupboard and access to eaves.



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## Outside:-

Double opening wrought iron gates to front of property leading to block paved off street parking with shrub borders, low level retaining wall and rear vehicular access leads to detached garage/workshop. Wrought iron gate to:



## Rear Garden:-

Covered seating area, lawn sections, patio area, mature shrubs and bushes with wooden gate to rear.



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