

## £475,000

### PORTSVIEW GARDENS, PORTCHESTER, PO16 8LX



- Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- Fitted Kitchen & Utility Room
- En-Suite Cloakroom)
- Bathroom
- Study/Office (Leading off Bedroom Two)
- Double Glazing & Gas Central Heating
- Resin Driveway
- 30' x 11' (max) Garage/Workshop
- Enclosed West Facing Rear Garden
- No Onward Chain

#### Portchester Office

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[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2621

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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 side panel into:

### Entrance Lobby:-

Coving to textured ceiling. Glazed internal door to:

### Entrance Hall:-

Radiator, glass wall panelling, built-in storage cupboard, access to loft via fitted ladder and coving to textured ceiling. Doors to:

### Lounge:-

16' 5" x 14' 10" (5.00m x 4.52m)

Dual aspect room with double glazed windows to front and side elevations, skirting radiator, TV aerial point and coving to textured ceiling.



### Kitchen:-

10' 7" x 9' 4" (3.22m x 2.84m)

UPVC double glazed window to rear elevation, fitted base and eye level units, roll top worksurfaces, one and half bowl sink unit with mixer tap, part tiles walls, built-in eye level oven and grill, built-in electric hob, recess for tall fridge/freezer, radiator, wall mounted gas central heating boiler and textured ceiling. UPVC double glazed door to:



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**Utility Room:-**  
9' 8" x 4' 0" (2.94m x 1.22m)

UPVC double glazed windows and sliding patio door overlooking and accessing the rear garden, space and plumbing for washing machine, work surface, space for tumble dryer, radiator and tiled floor.



**Bedroom One:-**

15' 7" Into Wardrobe x 9' 11" (4.75m x 3.02m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, sliding doors to built-in wardrobes, radiator and coving to textured ceiling. Door to:



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### En Suite Cloakroom:-

6' 9" x 2' 5" (2.06m x 0.74m)

Opaque UPVC double glazed window to rear elevation, close coupled WC, wall mounted wash hand basin, part tiled walls, fitted mirror and coving to textured ceiling.

### Bedroom Two/Dining Room:-

13' 0" x 8' 5" (3.96m x 2.56m)

Dual aspect room with double glazed windows to front and side elevations, space for table and chairs (if required), radiator and coving to textured ceiling. Door to:



### Office/Study:-

10' 8" x 6' 4" (3.25m x 1.93m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, sliding doors to built-in cupboard and coving to textured ceiling.



### Bedroom Three:-

10' 9" x 8' 11" (3.27m x 2.72m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, sliding doors to built-in wardrobes and coving to textured ceiling.



### Bathroom:-

6' 8" x 5' 8" (2.03m x 1.73m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: corner panelled bath with Mira mains shower over, pedestal wash hand basin, close coupled WC, tiled walls, built-in display unit with fitted mirror and light above, heated towel rail, electric heater and coving to textured ceiling.



### Outside:-

Shingle low maintenance front garden, mature shrubs inset, pathway to front door, side pedestrian access and wrought iron gate leads to rear garden. Resin driveway leads to:

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### **Garage/Workshop:-**

30' 11" x 11' 8" (9.42m x 3.55m) Maximum Measurements

Roller door, power connected, UPVC windows to side elevations, courtesy door to garden and mezzanine style storage area.



### **Rear Garden:-**

West facing, enclosed, patio area with space for table and chairs for socialising, lawn, shrub borders and water tap.



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