

FAREHAM | FORTCHESTER | LEE ON THE SOLENT | GOSPORT

## £465,000

### PORTSVIEW GARDENS, PORTCHESTER, PO16 8LX



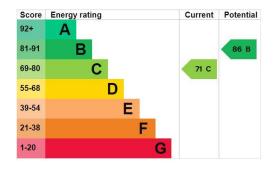
- Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- Fitted Kitchen & Utility Room
- En-Suite Cloakroom)
- Bathroom

### • 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**





Property Reference: P2621

Council Tax Band: D

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





#### **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:-**

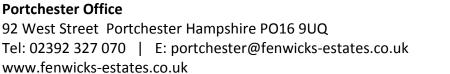
15' 7" Into Wardrobe x 9' 11" (4.75m x 3.02m) Maximum Measurements

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











#### **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:

#### **Portchester Office**





#### 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 socilaising, lawn, shrub borders and water tap.









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