

## £325,000

### GRINDLE CLOSE, PORTCHESTER, PO16 8EF



- Three Double Bedrooms
- Entrance Porch & Hallway
- Downstairs Cloakroom
- Fitted Kitchen/Breakfast Room
- Lounge
- Conservatory/Dining Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- South Facing Garden
- Cul-De-Sac Location
- Views Towards Portsmouth Harbour

#### Portchester Office

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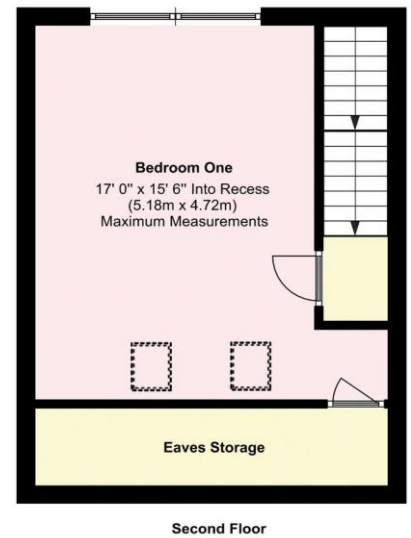
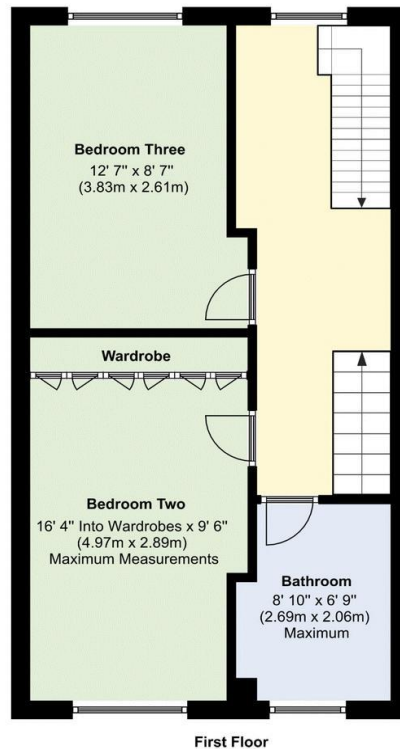
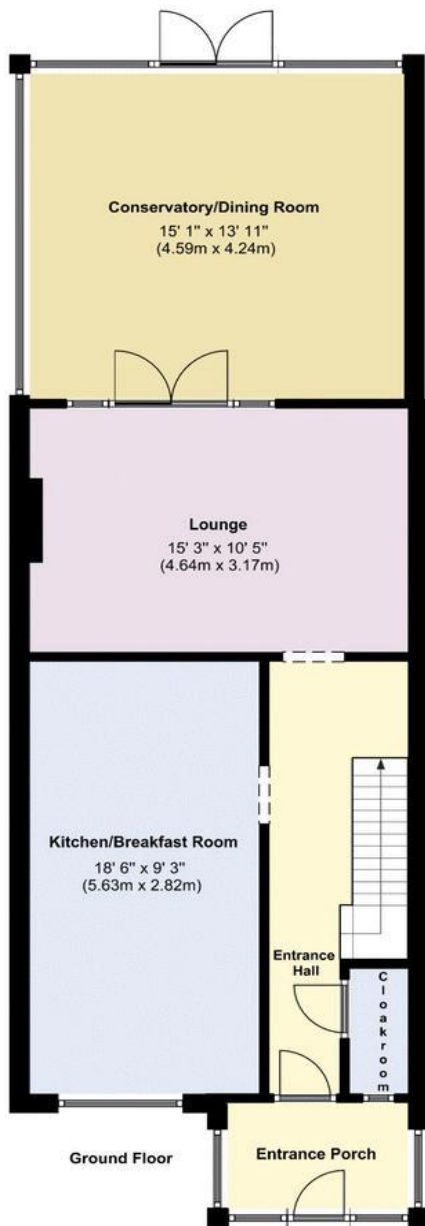
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2622

Council Tax Band: B

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



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## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Porch:-

7' 3" x 4' 6" (2.21m x 1.37m)

UPVC double glazed windows, engineered wooden flooring and flat ceiling with spotlighting inset. Further double glazed door to:

### Entrance Hall:-

Stairs to first floor, contemporary radiator, engineered wooden flooring, dado rail and coving to flat ceiling with spotlighting inset. Door to:

### Downstairs Cloakroom:-

5' 4" x 2' 9" (1.62m x 0.84m)

UPVC double glazed sash style window to front elevation, close coupled WC, wall mounted wash hand basin with mixer tap, tiled walls, decorative flooring and coving to flat ceiling with spotlighting inset.

### Kitchen/Breakfast Room:-

18' 6" x 9' 3" (5.63m x 2.82m)

UPVC double glazed window to front elevation overlooking the open playing field, extensive matching range of fitted base and eye level storage units, roll top worksurfaces with matching breakfast bar and additional storage below, one and half bowl sink unit with mixer tap, part tiled walls, built-in oven and gas hob, recess for under counter fridge and freezer, space and plumbing for washing machine and dishwasher and coving to flat ceiling with spotlighting inset.



### Lounge:-

15' 3" x 10' 5" (4.64m x 3.17m)

Engineered wooden flooring, TV aerial point, feature fireplace surround, dado rail and coving to flat ceiling. UPVC double glazed doors with matching side panels leading to:

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## First Floor Landing:-

UPVC double glazed window to rear elevation with views towards Portsmouth Harbour, stairs to second floor, contemporary radiator, dado rail and coving to flat ceiling with spotlighting inset. Doors to:

## Bedroom Two:-

16' 4" Into Wardrobes x 9' 6" (4.97m x 2.89m) Maximum Measurements

UPVC double glazed window to front elevation overlooking the open playing field, cotemporary radiator, built-in wardrobes and coving to flat ceiling with spotlighting inset.



## Conservatory/Dining Room:- 15' 1" x 13' 11" (4.59m x 4.24m)

UPVC double glazed windows and doors overlooking and accessing the rear garden with views towards Portsmouth Harbour, space for table and chairs, engineered wooden flooring, power connected and double glazed glass roof.

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**Bedroom Three:-**  
12' 7" x 8' 7" (3.83m x 2.61m)

UPVC double glazed window to rear elevation with views towards Portsmouth Harbour, contemporary radiator and coving to flat ceiling with spotlighting inset.



**Bathroom:-**  
8' 10" x 6' 9" (2.69m x 2.06m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, white suite comprising: corner panelled bath with mixer tap and mains shower over, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, chrome heated towel rail, tiled flooring with underfloor heating and coving to flat ceiling with spotlighting inset.



**Second Floor Landing:-**

Flat ceiling. Door to:

**Bedroom One:-**  
17' 0" x 15' 6" Into Recess (5.18m x 4.72m) Maximum Measurements

A dual aspect room with UPVC double glazed window to rear elevation with stunning views towards Portsmouth Harbour and beyond, two further double glazed Velux windows to front elevation, contemporary radiator, access to eaves storage and coving to flat ceiling with spotlighting inset.



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## Outside:-

Low maintenance front garden overlooking the open playing field. Side pedestrian access and wooden gate leads to:

## Rear Garden:-

South facing, enclosed, low maintenance garden ideal for entertaining purposes, water tap and brick built storage shed with power connected.



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