

OFFERS IN EXCESS OF £350,000

THE CLOSE, PORTCHESTER, PO16 8AZ



- Two Bedrooms
- Entrance Porch & Hallway
- Lounge & Dining Area
- Kitchen
- Conservatory/Utility
- Wet Room
- Double Glazing
- Gas Central Heating
- Detached Garage/Workshop
- Generous Enclosed West Facing Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

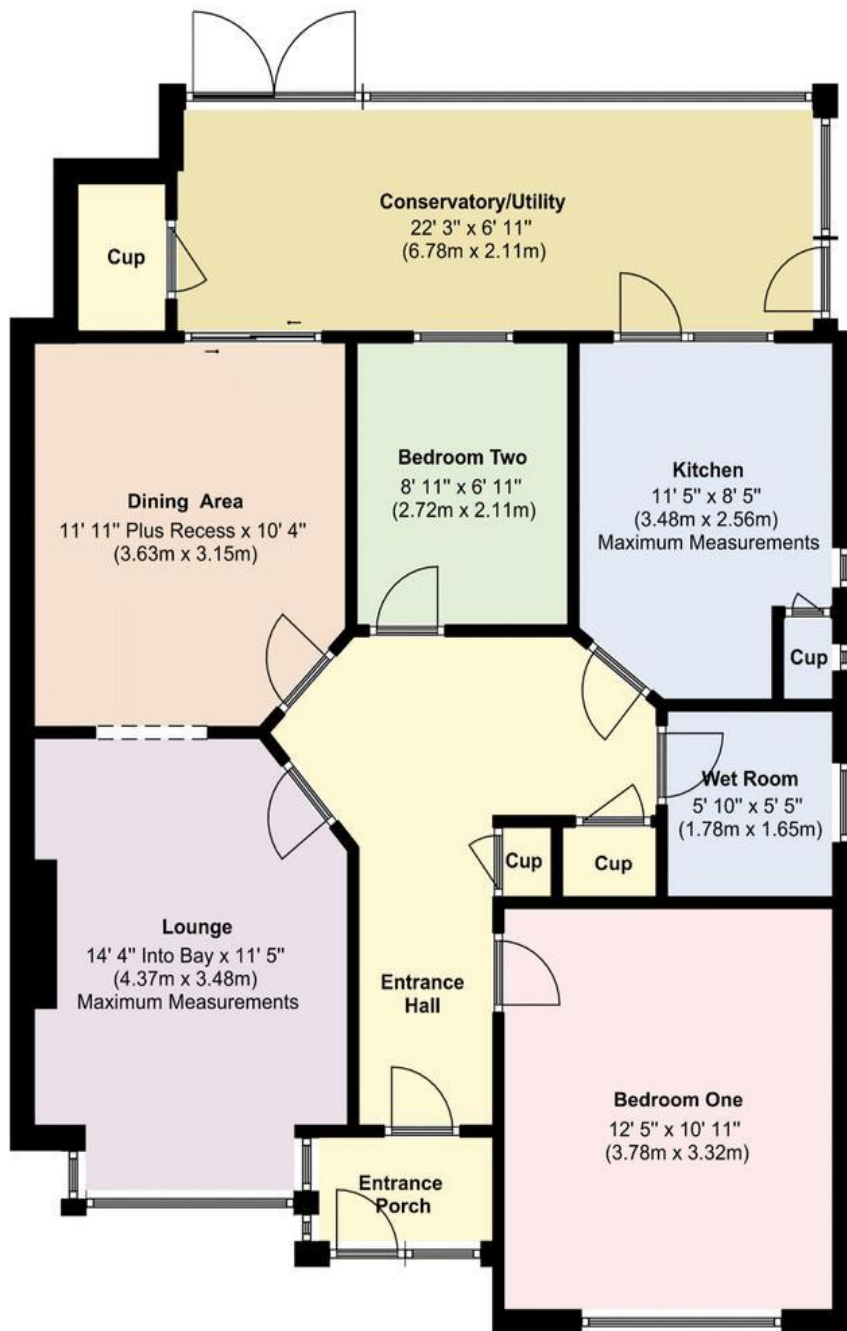
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2623

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed front door with matching size panel into:

Entrance Porch:-

Window to side and light. Further double glazed internal door to:

Entrance Hall:-

Radiator, built-in cupboard housing meters, additional airing cupboard with radiator, access to loft via fitted ladder and textured ceiling. Doors to:

Lounge:-

14' 4" Into Bay x 11' 5" (4.37m x 3.48m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, TV aerial point and textured ceiling. Archway to:



Dining Area:-

11' 11" x 10' 4" (3.63m x 3.15m) Maximum Measurements

Double glazed sliding patio door to conservatory, space for table and chairs, radiator and textured ceiling.



Kitchen:-

11' 5" x 8' 5" (3.48m x 2.56m) Maximum Measurements

Dual aspect room with double glazed windows to side and rear elevations, fitted base and eye level units, roll top worksurfaces, single bowl sink unit, part tiled walls, built-in wooden Welsh style dresser (to remain), space for cooker, radiator and larder cupboard with window and housing Vaillant gas central heating boiler. Part double glazed door to:

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Bedroom One:- 12' 5" x 10' 11" (3.78m x 3.32m)

UPVC double glazed window to front elevation, radiator and textured ceiling.



Conservatory/Utility:- 22' 3" x 6' 11" (6.78m x 2.11m)

UPVC double glazed windows and doors overlooking and accessing the rear garden and side access, space and plumbing for washing machine, power connected and door to built-in storage cupboard.

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Bedroom Two:-
8' 11" x 6' 11" (2.72m x 2.11m)

UPVC double glazed window to rear elevation and textured ceiling.



Wet Room:-
5' 10" x 5' 6" (1.78m x 1.68m)

Opaque double glazed window to side elevation, walk-in shower area with electric shower and low screen, low level WC, wall mounted wash hand basin, radiator, tiled walls and textured ceiling.



Outside:-

Front garden with lawn, shrub borders, brick retaining wall and wooden gate to rear garden. Side pedestrian access leads to:



Garage/Workshop:-

Detached, up and over door and wooden doors to rear.

Rear Garden:-

West Facing, enclosed, patio area for entertaining purposes, water tap, remainder laid to lawn with established borders and hedging.



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