

£539,995

DORE AVENUE, PORTCHESTER, PO16 8EP



- Four Double Bedrooms
- Entrance Hall & Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Diner
- Conservatory
- Study/Office
- Family Bathroom
- En Suite Shower Room To Main Bedroom
- Double Glazing & Gas Central Heating
- Block Paved Off Street Parking & 16'11" x 15'8" Garage/Workshop
- Enclosed Gardens

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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2626

Council Tax Band: E

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



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The Accommodation Comprises:-

Part double glazed composite front door into:

Entrance Hall:-

UPVC double glazed window to front elevation with fitted blinds, stairs to first floor, under stairs storage cupboard, contemporary radiator, engineered wooden flooring and coat cupboard. Door to:

Downstairs Cloakroom:-

5' 5" x 3' 10" (1.65m x 1.17m)

Opaque UPVC double glazed window to side elevation, suite comprising: close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, ladder style heated towel rail, wall mounted gas central heating boiler and tiled flooring.

Lounge:-

19' 0" x 10' 10" (5.79m x 3.30m)

UPVC double glazed window to front elevation with fitted blinds, contemporary radiator, TV aerial point, feature sandstone fireplace with coal effect living flame gas fire inset, wall lights and engineered wooden flooring. Double opening glazed doors to:



Kitchen/Diner:-

27' 7" x 9' 8" (8.40m x 2.94m)



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Kitchen Area:-

UPVC double glazed bi-folding windows to rear elevation overlooking the conservatory, modern range of fitted base, corner carousel, eye level and glass display units with underlighting to wall units, pull out drawer sections, marble worksurfaces with matching upstands and splashback, one and a half bowl stainless steel sink unit with mixer tap, built-in eye-level oven and grill, gas hob with extractor canopy over, integrated dishwasher and washing machine, space for tall fridge/freezer, tiled flooring and ceiling with spotlighting inset.



Dining Area:-

Space for table and chairs, contemporary radiator and continuation of tiled flooring. UPVC double glazed bi-folding doors leading to:



Conservatory:-

22' 6" x 8' 4" (6.85m x 2.54m) Maximum Measurements

UPVC double glazed windows and French doors overlooking and accessing the rear garden, radiator, continuation of tiled flooring, anti-reflective roof and power connected.



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Study/Office:-

9' 10" x 8' 11" (2.99m x 2.72m)

UPVC double glazed window to front elevation with fitted blinds, radiator and wood effect laminate flooring.



First Floor:-

Built-in airing cupboard and access to loft via fitted ladder. Doors to:

Bedroom One:-

19' 1" x 10' 11" (5.81m x 3.32m) Maximum Measurements

UPVC double glazed window to front elevation with partial views towards Portsmouth Harbour, radiator, fitted bedroom furniture and mirror fronted wardrobes (to remain) and wood effect laminate flooring. Door to:



En Suite Shower Room:-

6' 4" x 5' 11" (1.93m x 1.80m)

Opaque UPVC double glazed window to side elevation, white suite comprising: corner shower cubicle with rainwater shower head, close coupled WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, tiled walls, tiled flooring and extractor fan.



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Bedroom Two:-

14' 2" x 8' 11" (4.31m x 2.72m)

UPVC double glazed window to front elevation with fitted blinds and partial views towards Portsmouth Harbour, radiator and engineered wooden flooring.



Bedroom Four:-

12' 9" x 9' 8" (3.88m x 2.94m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in storage cupboard and LVT flooring.



Bedroom Three:-

12' 2" x 9' 8" (3.71m x 2.94m)

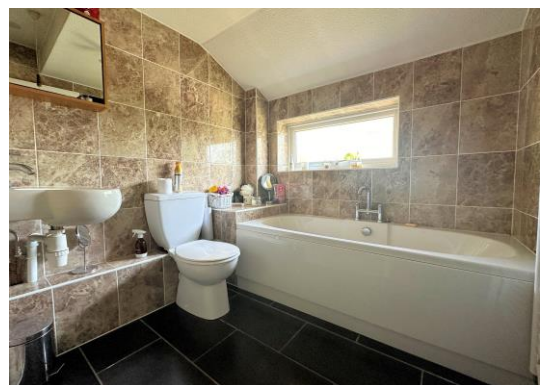
UPVC double glazed window to rear elevation overlooking the garden, radiator and wood effect laminate flooring.



Bathroom:-

6' 9" x 6' 6" (2.06m x 1.98m)

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath with central mixer tap, close coupled WC, wall mounted wash hand basin with mixer tap, tiled walls, ladder style heated towel rail and tiled flooring.



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Outside:-

Low maintenance slate chipped front garden with shrub beds inset, enclosed via low fencing and gate, block paved pathway leading to front door and seating area offering views towards Portsmouth Harbour. Wooden gates either side of property gives side pedestrian access to:



Rear Garden:-

Enclosed, patio area, water tap, raised borders, lawn section, outside lighting and covered seating area for socialising. Wooden gate to rear leads to:



Garage/Workshop:-

16' 11" x 15' 8" (5.15m x 4.77m)

Vehicular access via Saxon Close leads to block paved off street parking, roller door, power connected, window and UPVC part double glazed door leading to rear garden.

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