Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | FORTCHESTER | LEE ON THE SOLENT | GOSFORT

£500,000

DORE AVENUE, PORTCHESTER, PO16 8EP



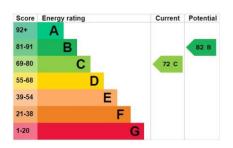
- Four Double Bedrooms
- Entrance Hall & Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Diner
- Conservatory
- Study/Office

- 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







Property Reference: P2626

Council Tax Band: E

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



Portchester Office





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)





Portchester Office







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.





Portchester Office





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.



Portchester Office





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 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.





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.





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.



Portchester Office





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.

Portchester Office







Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

