

## OFFERS IN EXCESS OF £450,000

HILL ROAD, PORTCHESTER, PO16 8LA



- Four Bedrooms
- Downstairs Cloakroom
- Lounge/Diner Overlooking The Garden
- Fitted Kitchen/Breakfast Room
- Separate Study/Office
- Modern Bathroom
- Gas Central Heating
- UPVC Double Glazed Windows
- Block Paved Off Road Parking
- Vendor Owned Solar Panels
- Landscaped Rear Garden
- 13' x 9'2" Summerhouse/Garden Room

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

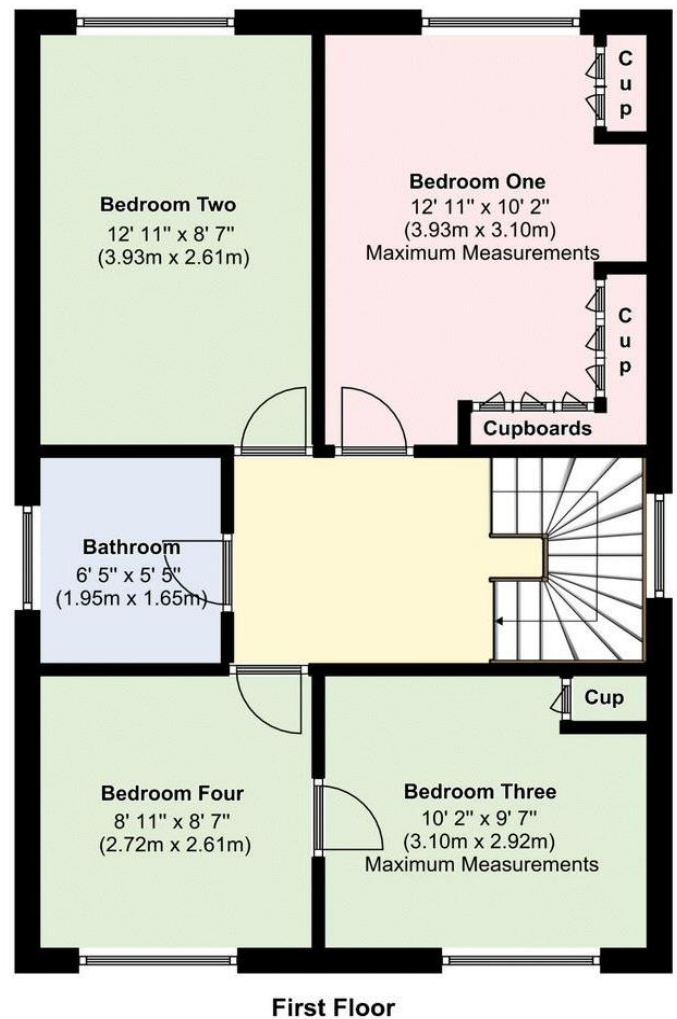
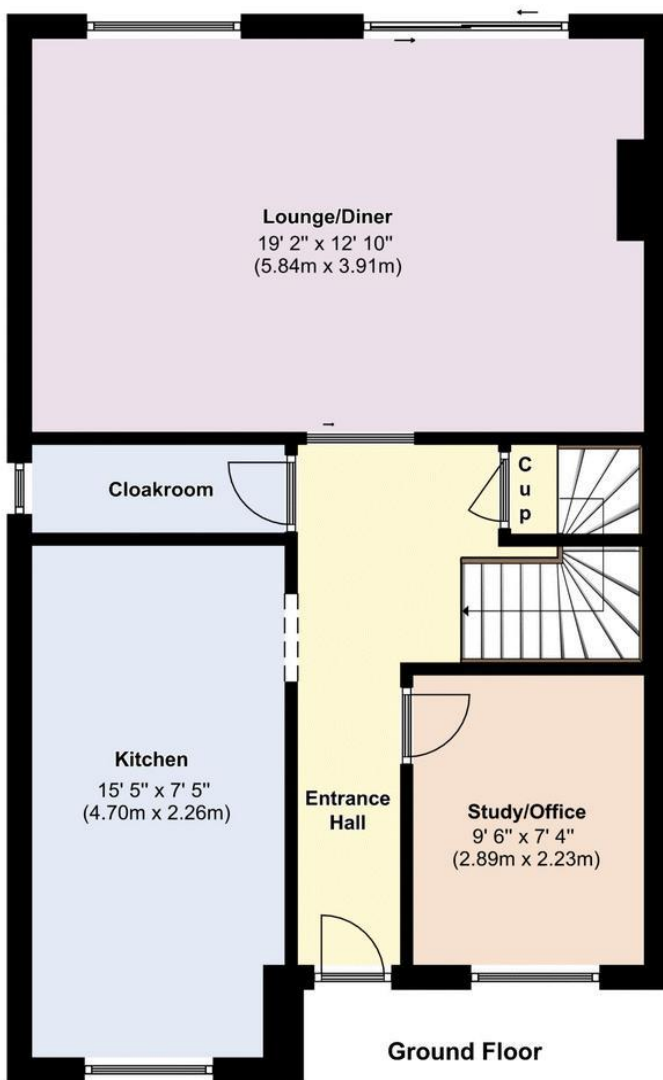
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2627

Council Tax Band: E

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



**Portchester Office**

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





## The Accommodation Comprises:-

Covered entrance with outside courtesy light. UPVC part double glazed front door into:

## Entrance Hall:-

Return staircase to first floor with oak and glass balustrade, under stairs storage cupboard, contemporary vertical radiator, wood effect laminate flooring and ceiling with spotlighting inset. Doors to:

## Downstairs Cloakroom:-

8' 0" x 2' 11" (2.44m x 0.89m)

Opaque UPVC double glazed window to side elevation, modern suite comprising: wall mounted wash hand basin with mixer tap and tiled splash back, WC with concealed cistern and shelf above, ladder style heated towel rail and tiled flooring.



## Lounge/Diner:-

19' 2" x 12' 10" (5.84m x 3.91m)

UPVC double glazed window and UPVC double glazed sliding patio door overlooking and accessing the garden, TV aerial point, space for table and chairs, radiator and continuation of wood effect laminate flooring.



## Kitchen/Breakfast Room:-

15' 5" x 7' 5" (4.70m x 2.26m)

UPVC double glazed window to front elevation, re-fitted matching range of base, eye level and larder style units, Corian work surfaces incorporating a breakfast bar and underlighting, one and half bowl stainless steel sink unit with extendable mixer tap, part tiled walls, built-in cooker, electric hob with extractor above, space and plumbing for washing machine and slimline dishwasher, recess for tall fridge/freezer, cupboard housing gas central heating boiler, tiled flooring, contemporary radiator and ceiling with spotlighting inset.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





### First Floor Landing:-

UPVC double glazed window to side elevation with partial views towards Portsmouth Harbour, access to loft and ceiling with spotlighting inset. Doors to:

### Bedroom One:-

12' 11" x 10' 2" (3.93m x 3.10m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator and built-in wardrobes with central dresser unit (all to remain).



### Study/Office:-

9' 6" x 7' 4" (2.89m x 2.23m)

UPVC double glazed window to front elevation, contemporary radiator and continuation of wood effect laminate flooring.

### Bedroom Two:-

12' 11" x 8' 7" (3.93m x 2.61m)

UPVC double glazed window to rear elevation overlooking the garden and radiator.

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk







**Bedroom Three:-**  
10' 2" x 9' 7" (3.10m x 2.92m) Maximum Measurements

UPVC double glazed window to front elevation, radiator and built-in storage cupboard.



**Bedroom Four:-**  
8' 11" x 8' 7" (2.72m x 2.61m)

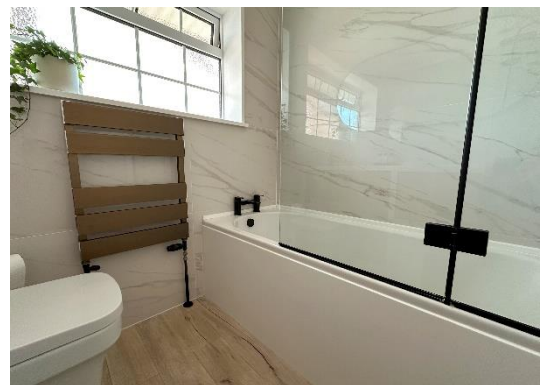
UPVC double glazed window to front elevation and radiator.



## **Family Bathroom:-**

6' 5" x 5' 5" (1.95m x 1.65m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising: panelled bath with mixer tap, rainwater and hand held showers, shower screen, WC with concealed cistern and shelf above, integrated wash hand basin inset vanity unit with mixer tap, tiled walls, ladder style heated towel rail, LVT flooring and extractor



## **Outside:-**

Block paved off street parking, water tap and enclosed by mature hedging. Wooden gates allows side pedestrian access to either side of property leading to:

### **Portchester Office**

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



## Rear Garden:-

Enclosed, low maintenance, landscaped, paved and shingle sections, an AstroTurf lawn with wooden sleeper retainers, a decking area for entertaining purposes and summerhouse/garden room 13' 0" x 9' 2" (3.96m x 2.79m) (max measurement) with double glazed doors, windows and power connected.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**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

92 West Street Portchester Hampshire PO16 9UQ

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

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

