

GUIDE PRICE £300,000-£310,000

STEEP CLOSE, PORTCHESTER, PO16 8DT



- Three Bedrooms
- Entrance Porch
- Lounge
- Open Plan Fitted Kitchen/Diner
- Modern Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Enclosed Low Maintenance Rear Garden
- Garage
- Well Presented Throughout

Portchester Office

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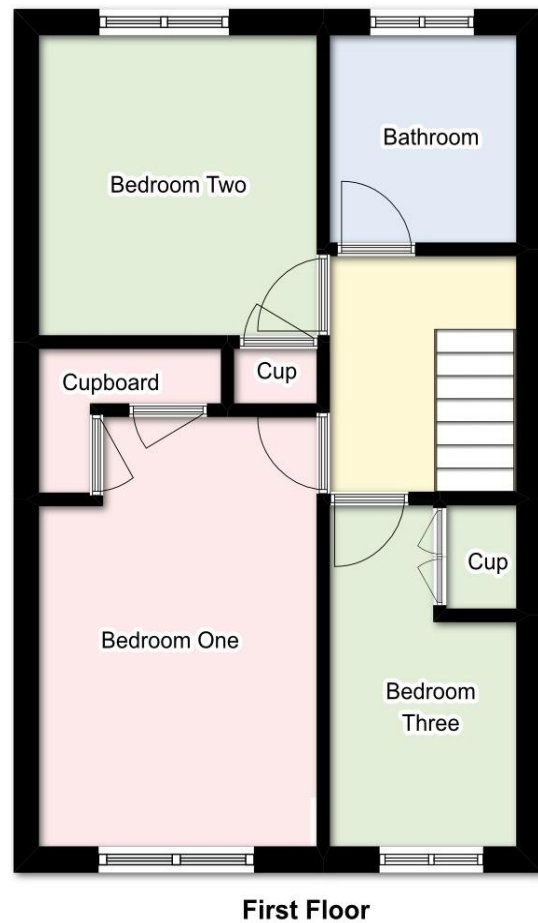
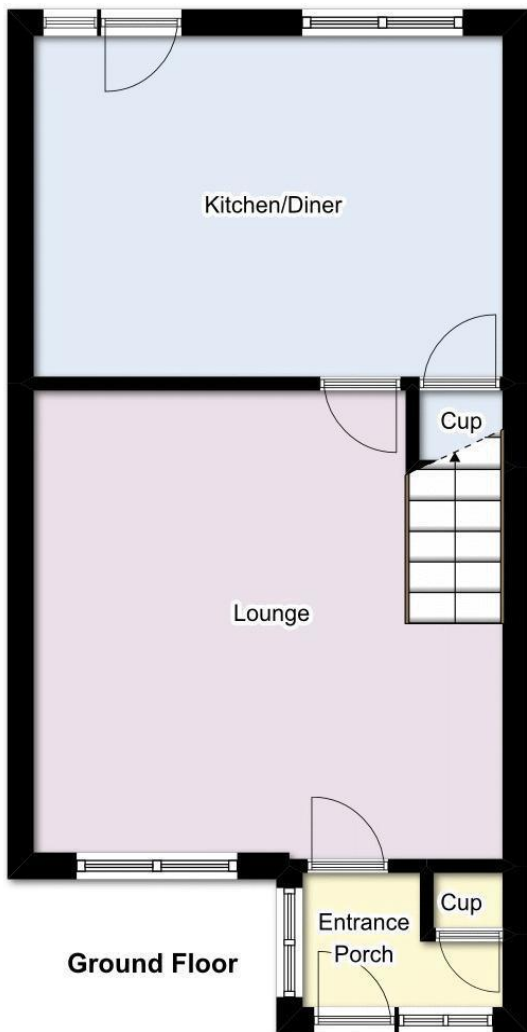


Property Reference: P2637

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 Porch:-

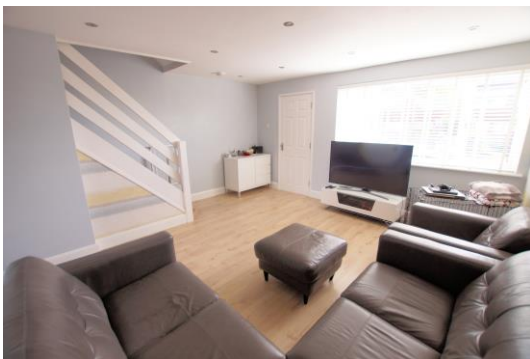
6' 3" x 3' 11" (1.90m x 1.19m) Maximum Measurements

Opaque UPVC double glazed windows to front and side elevations, built-in storage cupboard, wood effect laminate flooring and flat ceiling with spotlighting inset. Door to:

Lounge:-

13' 10" x 14' 7" (4.21m x 4.44m) Maximum Measurements

UPVC double glazed window to front elevation, stairs to first floor, TV aerial point, radiator, wood effect laminate flooring and flat ceiling with spotlighting inset. Walkway to:



Kitchen/Diner:-

14' 7" x 10' 3" (4.44m x 3.12m)

UPVC part double glazed window and door to rear elevation overlooking and accessing the garden, modern range of base and eye level units, roll top work surfaces, single bowl stainless steel sink unit with extendable mixer tap, part tiled walls, built-in oven with hob above, extractor canopy over and glass splash back, space and plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, under stairs storage cupboard, space for table and chairs, coving to flat ceiling with spotlighting inset and additional UPVC double glazed doors overlooking and accessing the rear garden.



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First Floor Landing:-

Flat ceiling with spotlighting inset and access to part boarded loft via fitted loft ladder. Doors to:

Bedroom One:-

13' 4" x 8' 6" (4.06m x 2.59m)

UPVC double glazed window to front elevation with views of Portsmouth Harbour, radiator, wood effect laminate flooring, built-in wardrobes and flat ceiling with spotlighting inset.



Bedroom Two:-

9' 1" x 8' 11" (2.77m x 2.72m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built in storage cupboard and flat ceiling with spotlighting inset.



Bedroom Three:-

10' 6" x 5' 10" (3.20m x 1.78m) Maximum Measurements

UPVC double glazed window to front elevation with views of Portsmouth harbour, radiator, built-in storage cupboard, wood effect laminate flooring and flat ceiling with spotlighting inset.



Bathroom:-

6' 2" x 6' 1" (1.88m x 1.85m)

Opaque UPVC double glazed window to rear elevation, modern white suite comprising: panelled bath with mixer tap and shower attachment, additional rain water shower head, further hand held shower attachment, shower screen, wash hand basin inset vanity unit with mixer tap, close coupled WC, heated towel rail, shaver socket, tiled flooring and flat ceiling with spotlighting inset.

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Outside:-

Open plan front garden laid to lawn. Side pedestrian access leads to:

Rear Garden:-

Enclosed, west facing, paved for ease of maintenance, wooden bench seat and water tap.



Garage:-

In block with up and over door.

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