

OFFERS IN EXCESS OF £300,000

HARTING GARDENS, PORTCHESTER, PO16 8DX



- Three Bedrooms
- Entrance Porch
- Lounge
- Dining Area
- Modern Fitted Kitchen
- Re-Fitted Bathroom
- Gas Central Heating Double Glazing
- Enclosed Rear Garden
- Garage & Parking To Rear
- Views Over Open Green & Portsmouth Harbour

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

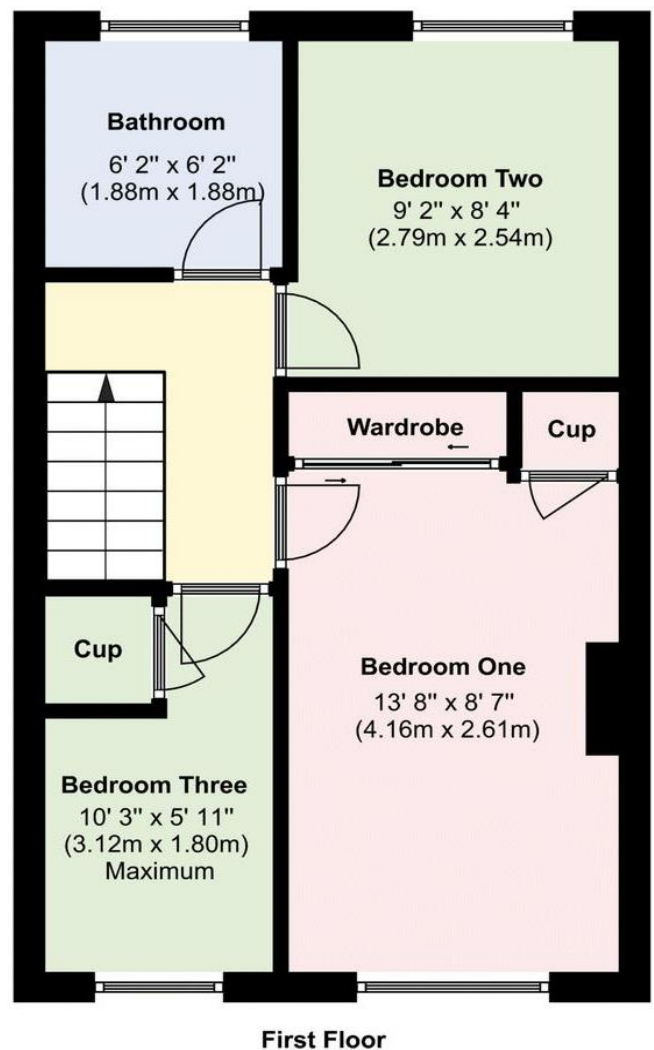
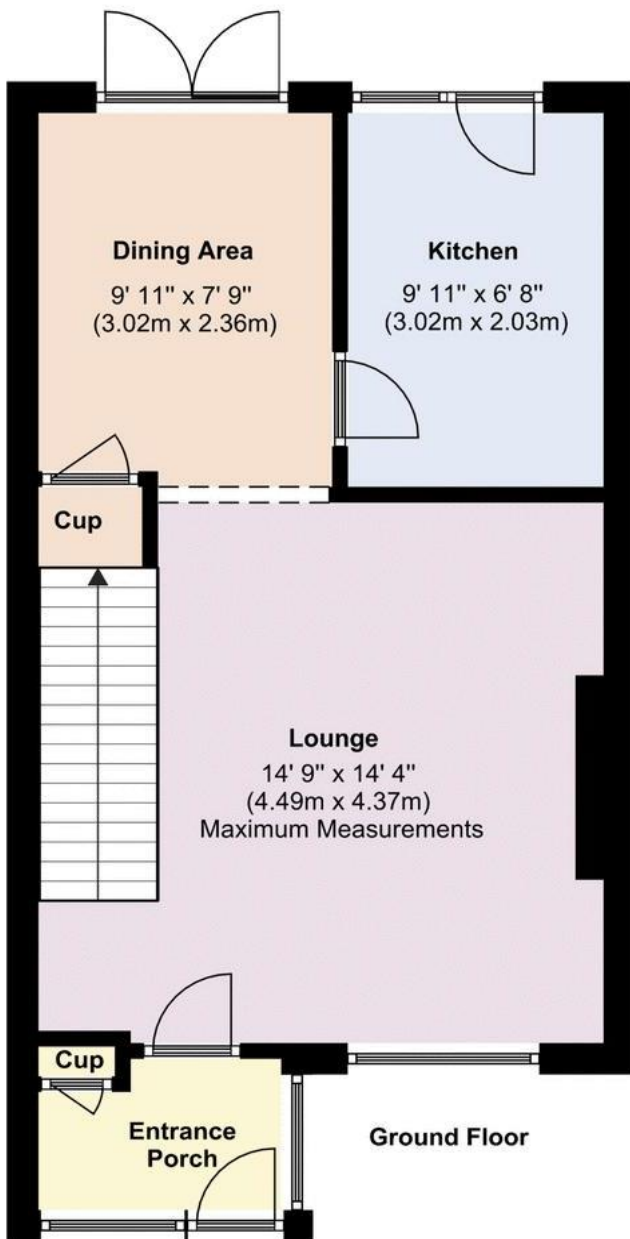
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Property Reference: P2638

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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:-

Opaque UPVC part double glazed front door with matching side panel into:

Entrance Porch:-

6' 4" x 4' 0" (1.93m x 1.22m)

Opaque UPVC double glazed window to side elevation, wood effect laminate flooring, cupboard housing meters and textured ceiling. Part glazed door leading to:



Lounge/Dining Room:-

25' 5" x 14' 9" (7.75m x 4.5m)



Dining Area:-

9' 6" x 7' 9" (2.89m x 2.36m)

UPVC double glazed French doors overlooking and accessing the rear garden, radiator, space for table and chairs, under stairs storage cupboard and coving to flat ceiling. Internal door to:



Lounge Area:-

14' 9" x 14' 4" (4.49m x 4.37m)

UPVC double glazed window to front elevation with views over the open green and Portsmouth Harbour, radiator, stairs to first floor, feature fire place with living flame gas fire inset, TV aerial point, wall lights and coving to flat ceiling. Archway to:



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Kitchen:-

9' 11" x 6' 8" (3.02m x 2.03m)

UPVC double glazed window and UPVC part double glazed door overlooking and accessing the rear garden, fitted range of modern base and eye level storage cupboards, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, splash backs, built-in eye level oven and grill, replacement gas hob with extractor above, space and plumbing for washing machine and slimline dishwasher, space for tall fridge/freezer and coving to textured ceiling.



First Floor Landing:-

Radiator, coving to flat ceiling and access to part boarded loft via fitted ladder with light connected. Doors to:

Bedroom One:-

13' 8" Plus Wardrobes x 8' 7" (4.16m x 2.61m)

UPVC double glazed window to front elevation overlooking the open green and with views towards Portsmouth Harbour, radiator, built-in wardrobe, further built-in storage cupboard housing gas central heating boiler, wall lights and coving to textured ceiling.



Bedroom Two:-

9' 2" x 8' 4" (2.79m x 2.54m)

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

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Bedroom Three:-

10' 3" x 5' 11" (3.12m x 1.80m) Maximum Measurements

UPVC double glazed window to front elevation overlooking the open green and with views towards Portsmouth Harbour, storage cupboard and textured ceiling.

Bathroom:-

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

Opaque UPVC double glazed window to rear elevation, modern white suite comprising: panelled bath with mixer tap, rainwater shower unit and handheld shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, chrome heated towel rail and textured ceiling with spotlighting inset.



Outside:-

Located in a cul-de-sac position with residents parking available, pedestrian walkway and a lovely outlook overlooking the open green and views towards Portsmouth Harbour. Property has an open plan front garden laid mainly to lawn with steps to front door. Rear pedestrian and vehicular access leads to:

Garage:-

Up and over door, power and light connected and parking to front.



Rear Garden:-

Enclosed, tiered, seating area, water tap and remainder laid mainly to lawn, mature shrub borders and wooden gate to rear leads to parking and garage.



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