

## £359,995

### PORTOBELLO GROVE, PORTCHESTER, PO16 8HU



- Two Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Separate Utility Room
- Conservatory
- Bathroom
- Double Glazing
- Gas Central Heating
- Enclosed West Facing Rear Garden
- Block Paved Off Street Parking & Driveway

#### Portchester Office

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2641

Council Tax Band: C

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



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## The Accommodation Comprises:-

Covered entrance with outside lighting and part double glazed front door to:

## Entrance Hallway:-

Karndean flooring, contemporary radiator, flat ceiling and access to loft via fitted ladder. Doors to:

## Lounge:-

14' 3" x 11' 4" (4.34m x 3.45m) Maximum Measurements

Feature fireplace with slate hearth and wooden mantle shelf over, TV aerial point, Karndean flooring, two contemporary radiators, flat ceiling and glazed internal door to kitchen. UPVC double glazed doors with matching window panels to side to:



## Conservatory:-

16' 1" x 9' 10" (4.90m x 2.99m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, radiator, space for table and chairs, power connected, air conditioning unit and Karndean flooring.



## Kitchen:-

9' 5" x 8' 11" (2.87m x 2.72m)

UPVC double glazed window to side elevation, fitted range of matching base, eye level and glass display units with pelmet lighting and underlighting to wall units, Beech worktops, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with extractor above, integrated dishwasher, space for under counter fridge and freezer, kick board heater, Karndean flooring and flat ceiling with spotlighting inset. UPVC part double glazed door to:

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### Bedroom One:-

12' 4" Into Bay x 10' 5" (3.76m x 3.17m) Maximum Measurements

UPVC double glazed bay window to front elevation, contemporary radiator and flat ceiling.



### Utility Room:-

7' 4" x 6' 8" (2.23m x 2.03m)

UPVC double glazed window to rear elevation, further base, eye level and larder style storage cupboards with underlighting to wall units, roll top worksurface, single bowl sink unit with mixer tap, part tiled walls, space and plumbing for washing machine, space for tumble dryer, cupboard housing new Worcester gas central heating boiler, Karndean flooring and UPVC part double glazed door overlooking and accessing the rear garden.

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## Bedroom Two:-

9' 5" x 8' 10" (2.87m x 2.69m)

UPVC double glazed window to front elevation, contemporary radiator and flat ceiling.

## Bathroom:-

8' 4" x 5' 10" (2.54m x 1.78m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, suite comprising: panelled spa bath with mains rainwater shower above and handheld shower attachment, curved shower screen, wash hand basin inset vanity unit with matching storage to side, WC with concealed cistern and shelf above, ladder style heated towel rail, Karndean flooring and flat ceiling with spotlighting inset.



## Outside:-

Block paved off street parking to front of property and driveway to side, brick retaining wall with wrought iron railings and mature shrubs, water tap and power socket. Double opening wooden gates lead to:

## Rear Garden:-

West facing, enclosed, block paved patio, raised decking with space for table and chairs for socialising and entertaining purposes, water tap, outside power sockets, double lamppost lawn with established shrub borders, workshop with power connected and additional seating area with wooden pergola and lighting.



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