

OFFERS IN EXCESS OF £350,000

WINDMILL GROVE, PORTCHESTER, PO16 9HH



- Three Bedrooms
- Entrance Hallway
- Lounge
- Kitchen/Diner
- Conservatory With Utility Area
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- 20' x 8'9" Garage/Workshop
- Enclosed Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

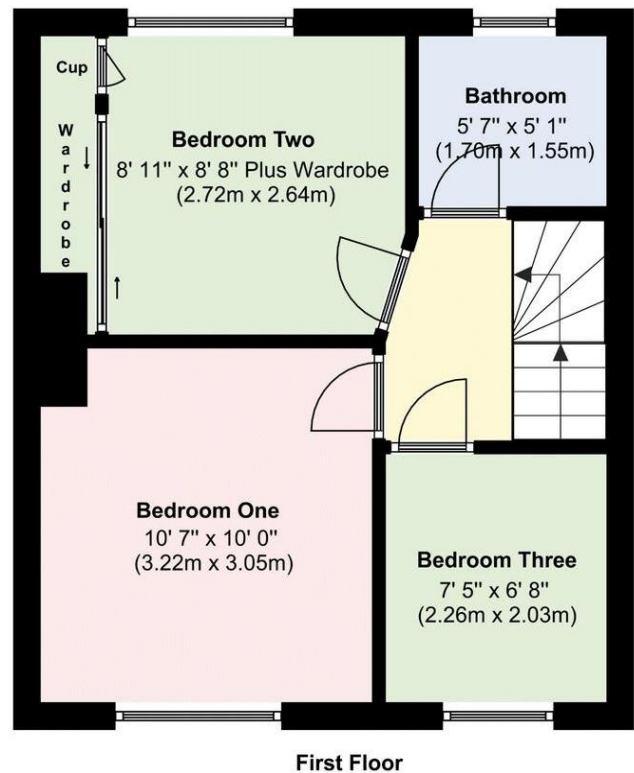
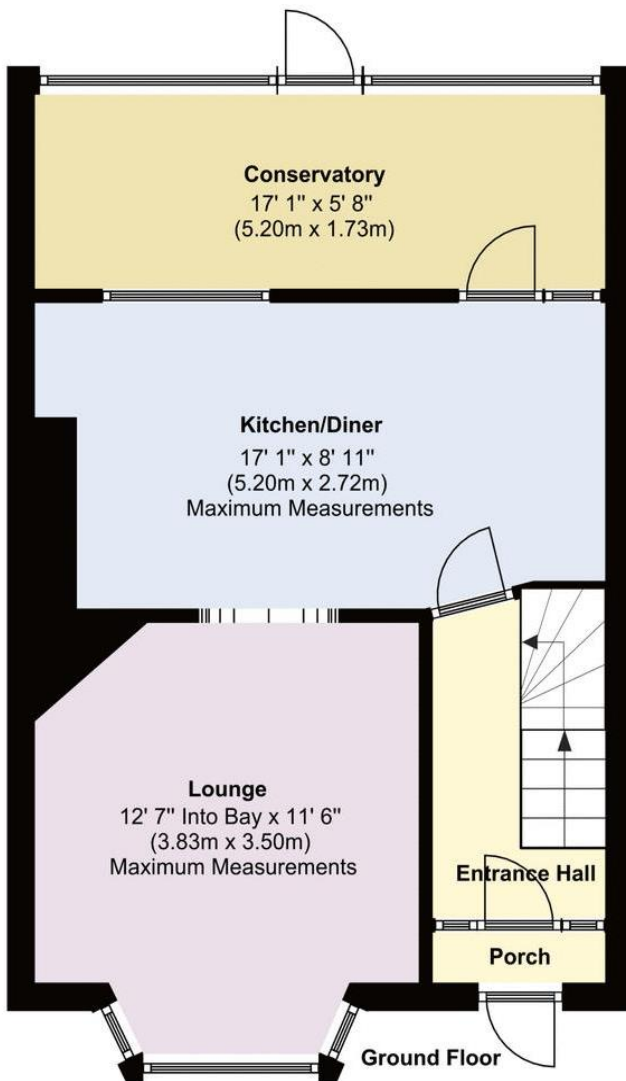
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2645

Council Tax Band: C

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



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The Accommodation Comprises:-

Double glazed front door into:

Entrance Porch:-

Further part glazed wooden internal door to:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing meters, radiator and textured ceiling. Door to:

Kitchen/Diner:-

17' 1" x 8' 11" (5.20m x 2.72m) Maximum Measurements



Kitchen Area:-

Fitted base and eye level storage units, roll top worksurfaces incorporating breakfast bar area, one and half bowl sink unit with mixer tap, part tiled walls, recess for cooker, part glazed door with window to side leading to conservatory and textured ceiling.



Dining Area:-

UPVC double glazed window to rear elevation, space for table and chairs, radiator and continuation of textured ceiling. Archway to:



Lounge:-

12' 7" Into Bay x 11' 6" (3.83m x 3.50m) Maximum Measurements

UPVC double glazed bay window to front elevation, three radiators, TV aerial point, feature open fireplace with tiled hearth and coving to flat ceiling.



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First Floor Landing:-

Textured ceiling and access to loft via fitted ladder. Doors to:

Bedroom One:-

10' 7" x 10' 0" (3.22m x 3.05m)

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, radiator and flat and sloping ceiling.



Conservatory:-

17' 1" x 5' 8" (5.20m x 1.73m)

UPVC double glazed windows and door overlooking and accessing the rear garden, a further selection of base and eye level storage units, roll top worksurfaces, single bowl single drainer sink unit with mixer tap, part tiled walls, space and plumbing for washing machine and dishwasher and recess for fridge and freezer.



Bedroom Two:-

8' 11" x 8' 8" Plus Wardrobe (2.72m x 2.64m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, sliding mirror fronted doors to built-in wardrobe, an additional storage cupboard housing gas central heating boiler and flat and sloping ceiling.

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Bedroom Three:-
7' 5" x 6' 8" (2.26m x 2.03m)

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, radiator and flat and sloping ceiling.



Bathroom:-
5' 7" x 5' 1" (1.70m x 1.55m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: tile panelled bath with mixer tap and handheld shower attachmen, additional electric shower, pedestal wash hand basin, close coupled WC, tiled walls, radiator and flat ceiling.



Outside:-

Off street parking available to front. Rear pedestrian and vehicular access leads to:

Garage/Workshop:-

20' 0" x 8' 9" (6.09m x 2.66m)

Up and over door, a side courtesy door to garden, window to rear, shelving to remain and power connected.

Rear Garden:-

Enclosed, patio area with space for table and chairs for socialising and entertaining purposes, water tap, central lawn section, mature shrub borders and wooden gate to rear.



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