

## O.I.E.O. £350,000

MYRTLE AVENUE, PORTCHESTER, PO16 9JT



- Three Bedrooms
- Entrance Hall
- 23' Lounge/Diner
- Fitted Kitchen/Breakfast Room
- Sun Room
- First Floor Bathroom
- Double Glazing & Gas Central Heating
- Off Road Parking
- Enclosed West Facing Rear Garden
- 17'8" x 17'3" Garage/Workshop

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

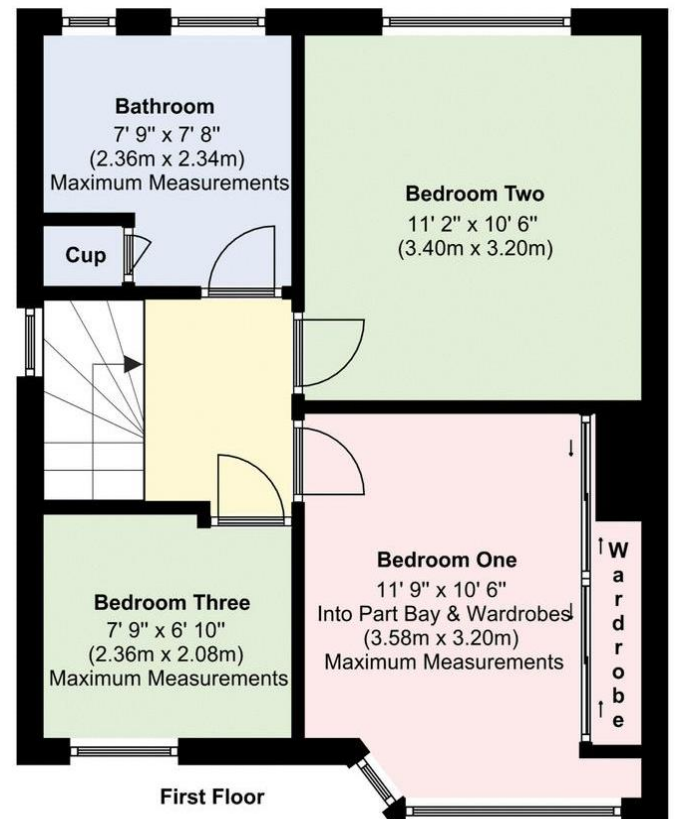
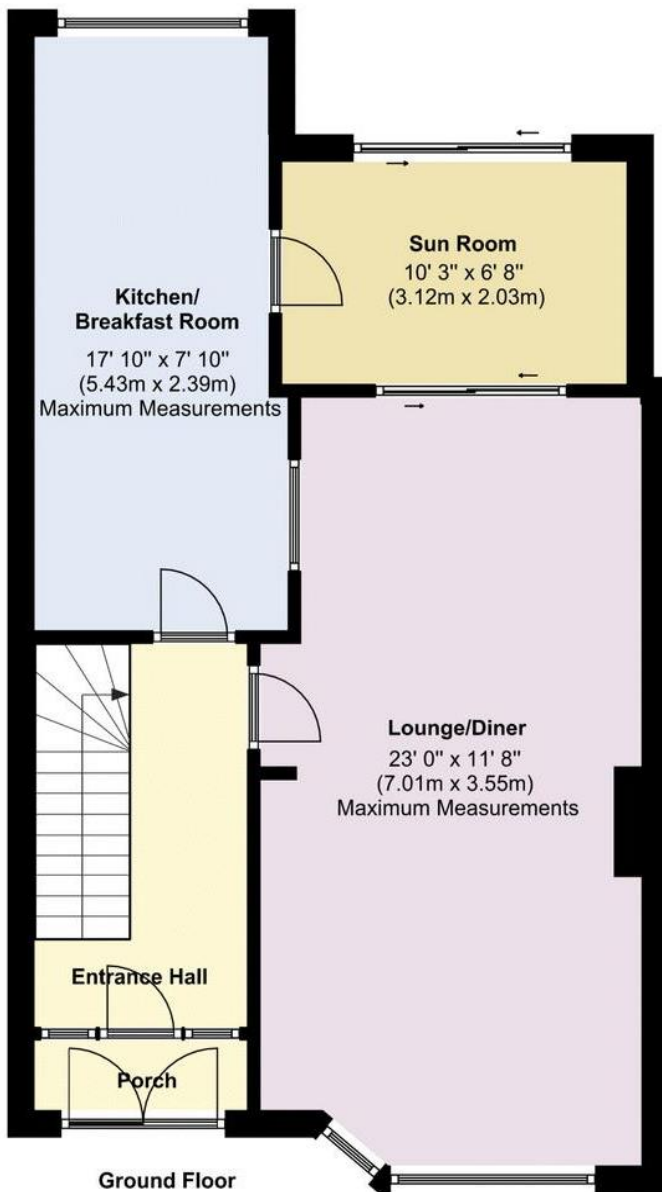
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Property Reference: P2644

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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:-

UPVC double glazed double opening doors leading into:

### Entrance Porch:-

Quarry tiled flooring. Further glazed wooden internal door to:

### Entrance Hallway:-

Stairs to first floor, under stairs storage cupboard housing meters and radiator. Doors to:

### Lounge/Diner:-

23' 0" x 11' 8" (7.01m x 3.55m) Maximum Measurements

A dual aspect room with UPVC double glazed window to front elevation and UPVC double glazed sliding patio door to sun room, TV aerial point, feature fireplace with electric fire inset, space for table and chairs, two radiators, wall lights, opaque glazed window to kitchen/breakfast room and coving to textured ceiling with spotlighting inset.



### Kitchen/Breakfast Room:-

17' 10" x 7' 10" (5.43m x 2.39m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, fitted range of base, eye level and larder style storage cupboards, roll top worksurfaces, one and a half bowl sink unit with mixer tap, built-in oven and gas hob, space and plumbing for washing machine, recess for fridge and separate freezer, space for table and chairs, matching cupboard housing gas central heating boiler and part tiled walls. Part glazed door to:

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### Sun Room:-

10' 3" x 6' 8" (3.12m x 2.03m)

Double glazed sliding patio door overlooking and accessing the garden, power connected and tiled flooring.



### First Floor Landing:-

Opaque UPVC double glazed window to side elevation and access to loft via fitted ladder. Doors to:



### Bedroom One:-

11' 9" Into Part Bay x 10' 6" Into Wardrobes (3.58m x 3.20m)  
Maximum Measurements

UPVC double glazed part bay window to front elevation, sliding mirror fronted doors to built-in wardrobes, radiator and textured ceiling.



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**Bedroom Two:-**  
11' 2" x 10' 6" (3.40m x 3.20m)

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



**Bathroom:-**  
7' 9" x 7' 8" (2.36m x 2.34m) Maximum Measurements

Two opaque UPVC double glazed windows rear elevation, suite comprising: panelled bath with mixer tap, Mira mains shower and shower screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, chrome heated towel rail, built-in storage cupboard, tiled walls and coving to textured ceiling with spotlighting inset.



**Bedroom Three:-**  
7' 9" x 6' 10" (2.36m x 2.08m) Maximum Measurements

UPVC double glazed window to front elevation, radiator and coving to textured ceiling.



**Outside:-**

Block paved off street parking to front with brick retaining wall and shrub borders. Side pedestrian and vehicular access leads to:

**Garage/Workshop:-**  
17' 8" x 17' 3" (5.38m x 5.25m)

Up and over door, power connected, two windows and UPVC part double glazed side door to garden.

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## Rear Garden:-

West facing, enclosed, laid mainly to lawn, decking area for entertaining purposes and water tap.



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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.

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