

£329,995

WHITE HART LANE, PORTCHESTER, PO16 9AU



- Two Bedrooms
- Entrance Hall
- Lounge
- Fitted Kitchen With Built in Appliances
- UPVC Conservatory
- Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Enclosed South Facing Garden
- Off Street Parking
- Garage/Workshop
- No Chain Ahead

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

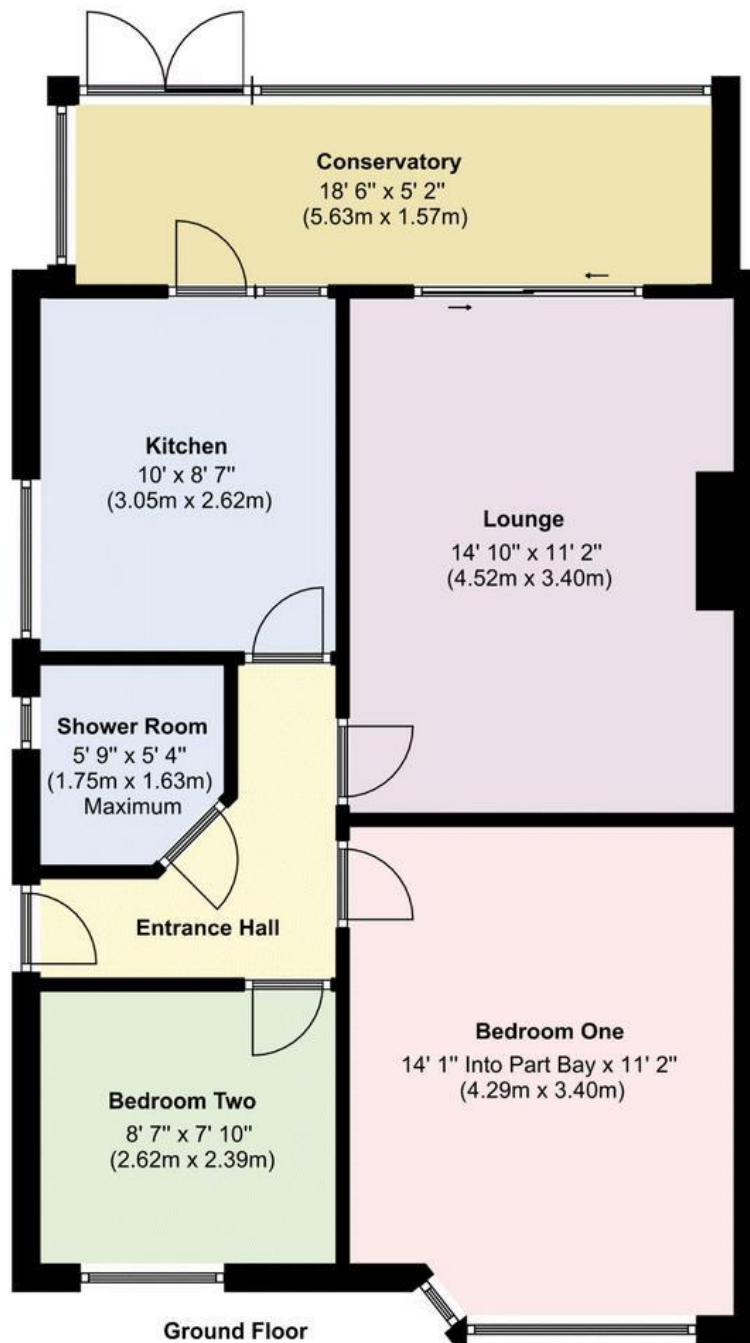
www.fenwicks-estates.co.uk

Property Reference: P2647

Council Tax Band: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 71 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:-

UPVC part double glazed front door into:

Entrance Hall:-

Radiator, flat ceiling and access to loft. Doors to:

Lounge:-

14' 10" x 11' 2" (4.52m x 3.40m)

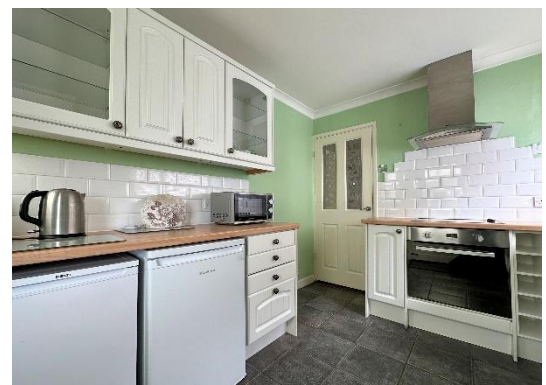
Feature fireplace with gas fire inset, radiator, picture rail, TV aerial point, textured ceiling and double glazed patio door leading to conservatory.



Kitchen:-

10' x 8' 7" (3.05m x 2.62m)

UPVC double glazed window to side elevation, fitted range of base, eye level, glass display and larder style units, roll top work surfaces, one and a half bowl stainless steel single unit with mixer, part tiled walls, built-in oven with electric hob and extractor canopy over, space and plumbing for washing machine, space for under counter fridge and freezer, wall mounted gas central heating boiler, tiled flooring, radiator and coving to flat ceiling. Part glazed door to with window to side leads to:



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Conservatory:-

18' 6" x 5' 2" (5.63m x 1.57m)

UPVC double glazed windows and doors overlooking and accessing the south facing rear garden, space for table and chairs and power connected.



Bedroom One:-

14' 1" Into Part Bay x 11' 2" (4.29m x 3.40m)

UPVC double glazed part bay window to front elevation, radiator, picture rail and textured ceiling.



Bedroom Two:-

8' 7" x 7' 10" (2.62m x 2.39m)

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



Shower Room:-

5' 9" x 5' 4" (1.75m x 1.63m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, suite comprising: shower cubicle with mains Mira shower, close coupled WC, wash hand basin inset vanity unit with mixer tap, chrome heated towel rail, water proof panelling to walls, flat ceiling and extractor.

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Outside:-

Block paved off street parking available to front, brick retaining wall, side access leads to the garage/workshop with up and over door, power connected and UPVC side courtesy door and wrought iron gate from driveway leads to:



Rear Garden:-

South facing, enclosed, Astro turf lawn, patio area for entertaining purposes, wooden shed and greenhouses (both to remain), water tap and established shrub borders.



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