

## OFFERS IN EXCESS OF £300,000

PORTSDOWN ROAD, PORTCHESTER BORDERS, PO6 4QH



- Three Bedrooms
- Entrance Hallway
- Lounge
- Kitchen/Diner
- UPVC Conservatory
- Wet Room
- Main Bedroom With Cloakroom/WC
- Double Glazing & Gas Central Heating
- Off Road Parking
- Garage/Workshop
- Generous Enclosed Rear Garden
- No Onward Chain

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2635

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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:-

Covered entrance with quarry tiled flooring and front door into:

## Entrance Hall:-

Stairs to first floor, contemporary vertical radiator and coving to textured ceiling. Doors to:

## Lounge:-

18' 8" Into Recess & Part Bay x 11' 4" (5.69m x 3.45m) Maximum Measurements

UPVC double glazed part bay window to front elevation with fitted shutter blinds, radiator, TV aerial point, feature fireplace, under stairs storage cupboard, picture rail and coving to textured ceiling.



## Dining Area:-

11' 6" Into Recess x 11' 4" (3.50m x 3.45m) Maximum Measurements

UPVC double glazed sliding patio door to conservatory, space for table and chairs, extra kitchen storage units, space for tall fridge/freezer, radiator, wood effect laminate flooring and coving to textured ceiling. Archway to:



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**Kitchen:-**  
8' 3" x 7' 10" (2.51m x 2.39m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, fitted range off matching base and eye level storage units, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for slimline dishwasher, tiled flooring, coving to textured ceiling and UPVC double glazed door leading to the garden.



**Conservatory:-**  
9' 11" x 7' 5" (3.02m x 2.26m)

UPVC double glazed windows and doors overlooking and accessing the garden, space and plumbing for washing machine, space for tumble dryer, storage units and power connected.



**Bedroom Three:-**  
7' 10" x 7' 6" (2.39m x 2.28m)

UPVC double glazed window to front elevation with fitted shutter blinds, radiator and coving to ceiling.

**Wet Room:-**  
7' 11" x 4' 6" (2.41m x 1.37m)

Opaque UPVC double glazed window to side elevation, shower area with electric shower and low walk-in screen, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail and textured ceiling.

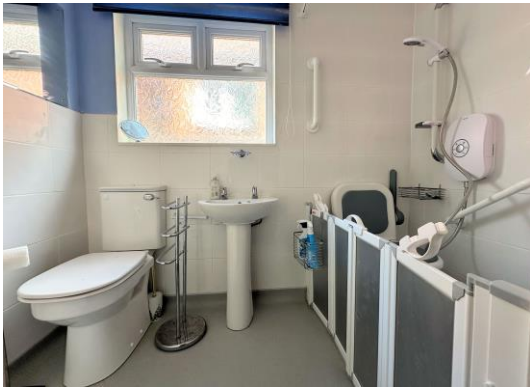
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### First Floor Landing:-

Textured ceiling and doors to:

### Bedroom One:-

13' 0" x 9' 7" (3.96m x 2.92m) Maximum Measurements

UPVC double glazed window to front elevation with fitted shutter blinds, radiator, flat, sloping and textured ceiling, access to eaves storage, dado rail, glazed window overlooking the stairs and wood effect laminate flooring. Sliding door to:



### Cloakroom:-

Close couple WC, wash hand basin with tiled surround, flat and sloping ceiling and wood effect laminate flooring.

### Bedroom Two:-

8' 8" x 6' 4" (2.64m x 1.93m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, flat and sloping ceiling, walk-in wardrobe and additional storage cupboard.

### Outside:-

Block paved off street parking to the front and an AstroTurf front garden with shrub borders and tree inset. A wrought iron gate allows pedestrian access to:



### Rear Garden:-

Enclosed, low maintenance, patio area for entertaining purposes, wooden shed (to remain), detached workshop with door and windows, Astro turf lawn and wooden gate to rear leads to service road.



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