

## £435,000

ROMSEY AVENUE, PORTCHESTER, PO16 9TA



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen & Separate Utility Room/WC
- Sun Room
- Modern Bathroom with Separate Shower
- UPVC Double Glazing & Gas Central Heating
- Off Street Parking & Garage/Workshop
- Enclosed South Facing Garden
- 20'7" x 10'8" Garden Room/Studio
- 11'x 6' Workroom
- No Onward Chain

### Portchester Office

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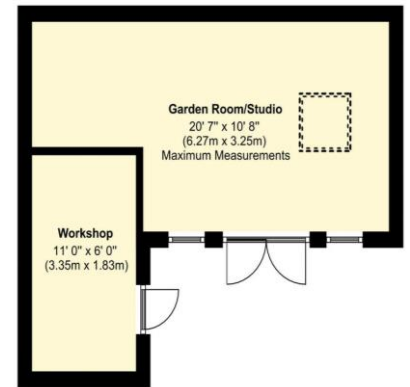
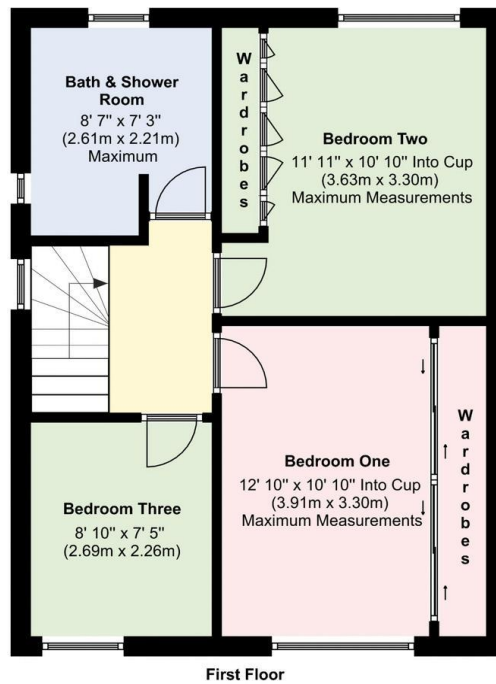
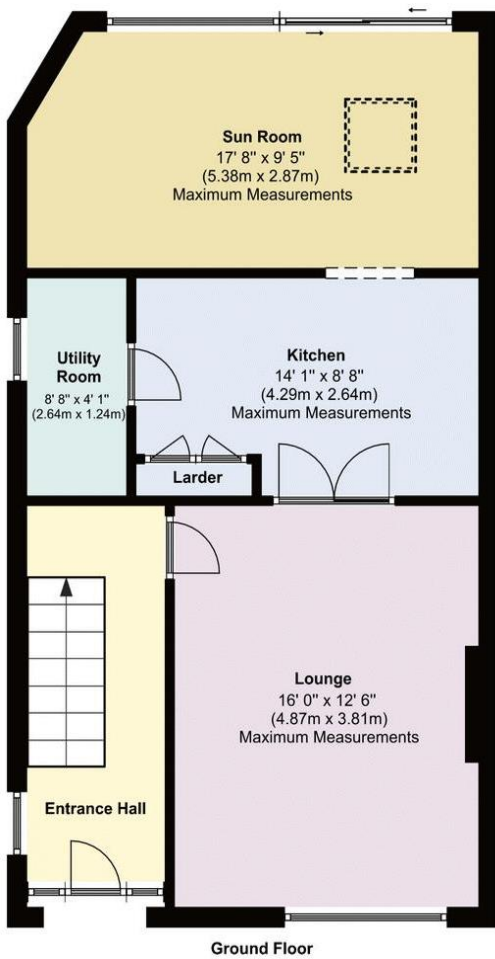
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Property Reference: P2652

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 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 outside light and part double glazed composite front door with matching side panels into:

## Entrance Hall:-

Opaque UPVC double glazed window to side elevation, stairs to first floor, under stairs storage area with light and housing meters, wood effect laminate flooring, radiator and flat ceiling. Wooden door to:



## Lounge:-

16' 0" x 12' 6" (4.87m x 3.81m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, TV aerial point, feature bio-fuel wall mounted fireplace with wooden mantle shelf above and flat ceiling. Wooden glazed doors to:



## Kitchen:-

14' 1" x 8' 8" (4.29m x 2.64m) Maximum Measurements

Modern range of fitted matching base and eye level soft close units, solid wood work tops, double bowl sink unit with mixer tap, part tiled walls, built-in double oven and grill with combi microwave above, induction hob with splashback, built-in fridge/freezer, integrated dishwasher, built-in larder cupboard, walkway to sun room and flat ceiling with spotlighting inset. Wooden door to:



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### Utility Room/W.C:-

8' 8" x 4' 1" (2.64m x 1.24m)

Opaque UPVC double glazed window to side elevation, close coupled WC, space and plumbing for washing machine, space for tumble dryer, worksurface, fitted shelving, recess for fridge/freezer, cupboard housing gas central heating boiler and flat ceiling with spotlighting inset.

### Sun Room:-

17' 8" x 9' 5" (5.38m x 2.87m) Maximum Measurements

UPVC double glazed windows and door overlooking and accessing the rear garden, space for table and chairs, two radiators and flat ceiling with skylight inset.



### First Floor Landing:-

UPVC double glazed window to the side elevation, flat ceiling, access to boarded loft with via fitted ladder and power connected. Wooden doors to:

### Bedroom One:-

12' 10" x 10' 10" Into Wardrobes (3.91m x 3.30m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, sliding doors to built-in wardrobe unit incorporating hanging space, shelving and drawer sections and flat ceiling.



### Bedroom Two:-

11' 11" x 10' 10" Into Wardrobes (3.63m x 3.30m) Maximum Measurements

UPVC double glazed window to rear elevation radiator, overlooking the garden, built-in wardrobe unit incorporating hanging space, shelving and drawer sections and flat ceiling.

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### Bedroom Three:-

8' 10" x 7' 5" (2.69m x 2.26m)

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



### Bath & Shower Room:-

8' 7" x 7' 3" (2.61m x 2.21m) Maximum Measurements

Opaque UPVC double glazed windows to side and rear elevations, modern white suite comprising: panelled bath with mixer tap and handheld shower attachment, WC with concealed cistern and shelf above, integrated vanity unit with wash hand basin inset and mixer tap, double width tiled shower cubicle, chrome heated towel rail, part tiled walls and flat ceiling with spotlighting inset.



### Outside: -

Off street parking available to front of property with corner shrub inset and wooden gate leads to rear garden. Side access leads to:



### Garage/Workshop:-

Brick built, up and over door and window to side.

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## Rear Garden:-

South facing, enclosed, lawn, shrub borders, a selection of raised wooden decking areas for entertaining or relaxing purposes, additional workshop 11' 0" x 6' 0" (3.35m x 1.83m) with power connected and water tap.



## Garden Room/Studio:-

20' 7" x 10' 8" (6.27m x 3.25m) Maximum Measurements

Double glazed windows and doors overlooking and accessing the rear garden, power connected, bar area, fully insulated, flat ceiling with skylight and spotlighting inset.



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