

OFFERS IN EXCESS OF £200,000

EXTON GARDENS, PORTCHESTER, PO16 8EB



- Two Double Bedrooms
- Entrance Hallway
- Lounge
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Harbour Views From Main Bedroom
- Allocated Parking Space
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

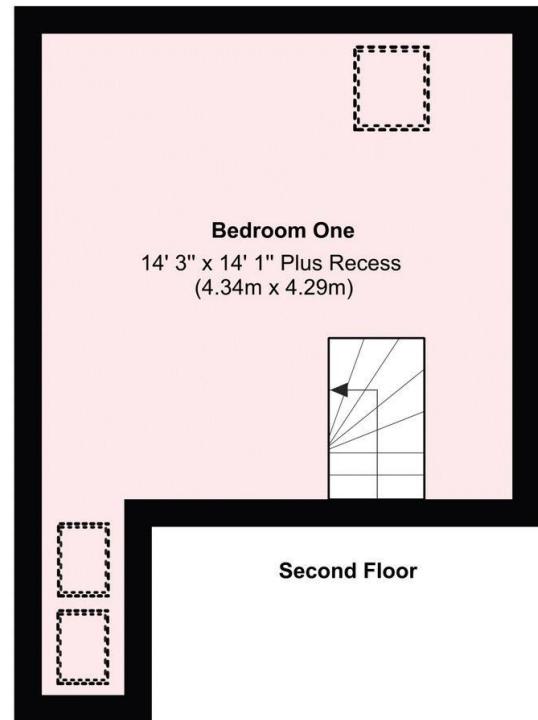
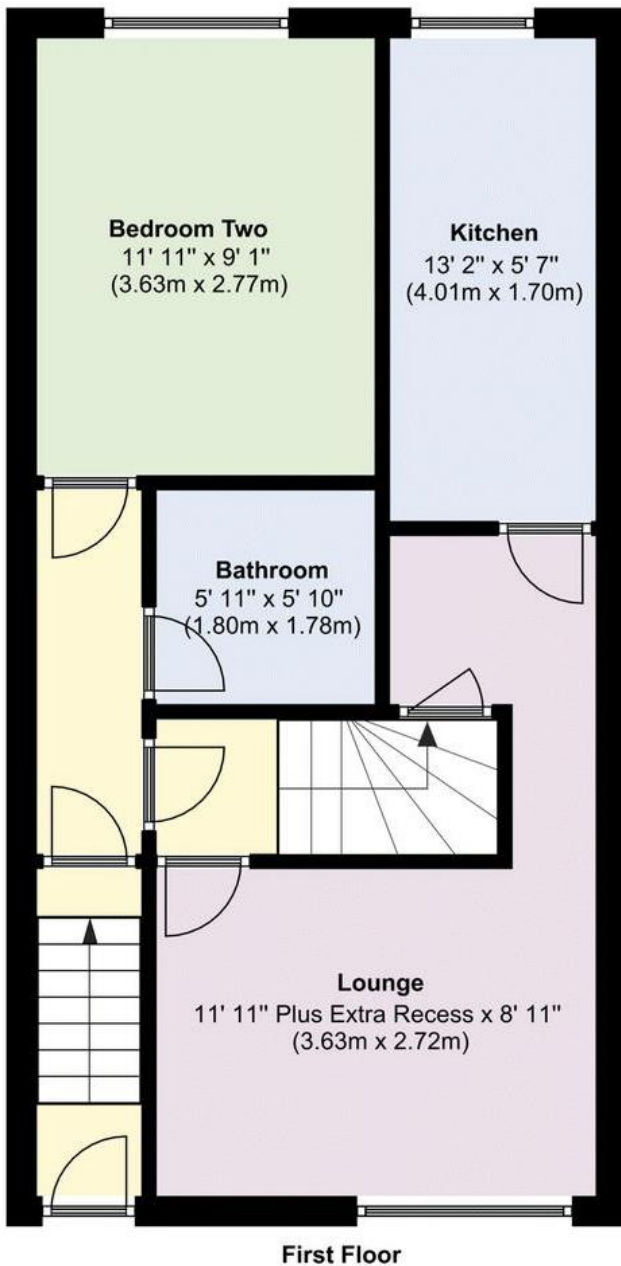
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property Reference: P2649

Council Tax Band: To Be Confirmed

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



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The Accommodation Comprises:-

Covered entrance with wooden front door into:

Entrance Lobby:-

Flat ceiling and stairs to first floor. Glazed door to:

Entrance Hall:-

Flat ceiling. Part glazed door to:

Lounge:-

11' 11" Plus Extra Recess x 8' 11" (3.63m x 2.72m)

Double glazed window to front elevation with views towards Portsmouth Harbour, stairs to bedroom one, over stairs storage cupboard housing gas central heating boiler, radiator, further under stairs storage cupboard and recess, TV aerial point and flat ceiling with spotlighting inset. Glazed door to:



Kitchen:-

13' 2" x 5' 7" (4.01m x 1.70m)

Double glazed window to rear elevation, fitted range of matching base and eye level units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, space and plumbing for washing machine, space for oven, space for tall fridge/freezer and textured ceiling.



Bedroom Two:-

11' 11" x 9' 1" (3.63m x 2.77m)

Double glazed window to rear elevation, radiator and flat ceiling.

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Bathroom:-
5' 11" x 5' 10" (1.80m x 1.78m)

White suite comprising: panelled bath with Triton electric shower unit over, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, chrome heated towel rail and flat ceiling with spotlighting inset.



Second Floor:-

Bedroom One:-
14' 3" x 14' 1" Plus Recess (4.34m x 4.29m)

Three Velux windows to front and rear elevations, wood effect laminate flooring and flat sloping ceilings with spotlighting inset.



Outside:-

Communal pathway leading to front door with brick-built storage area and an allocated parking space to rear.

Agent's Note:-

Lease is 999 years from 25/12/1975 so there is 949 years remaining. The property has peppercorn ground rent and there are no maintenance charges.

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