

## GUIDE PRICE £300,000

MERTON AVENUE, PORTCHESTER, PO16 9NH



- Three Bedrooms
- Entrance Lobby
- Lounge
- 19' Kitchen/Diner
- Ground Floor Bathroom
- Double Glazing & Gas Central Heating
- Off Road Parking
- 20' x 14' Garage/Workshop
- Enclosed Rear Garden
- Close To The Foreshore

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

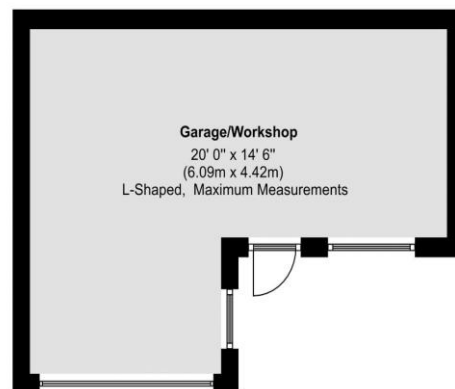
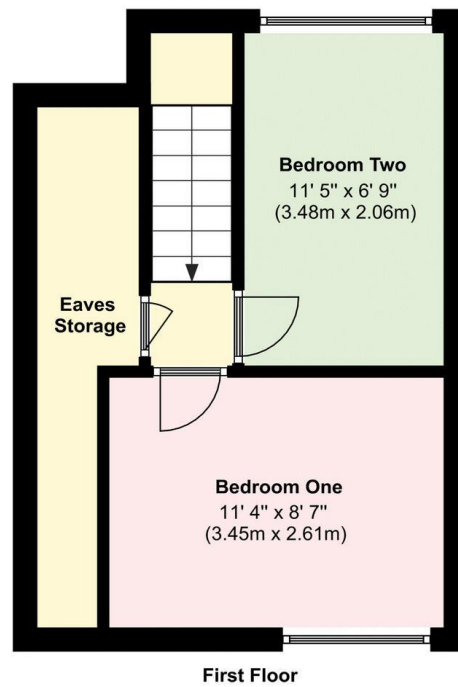
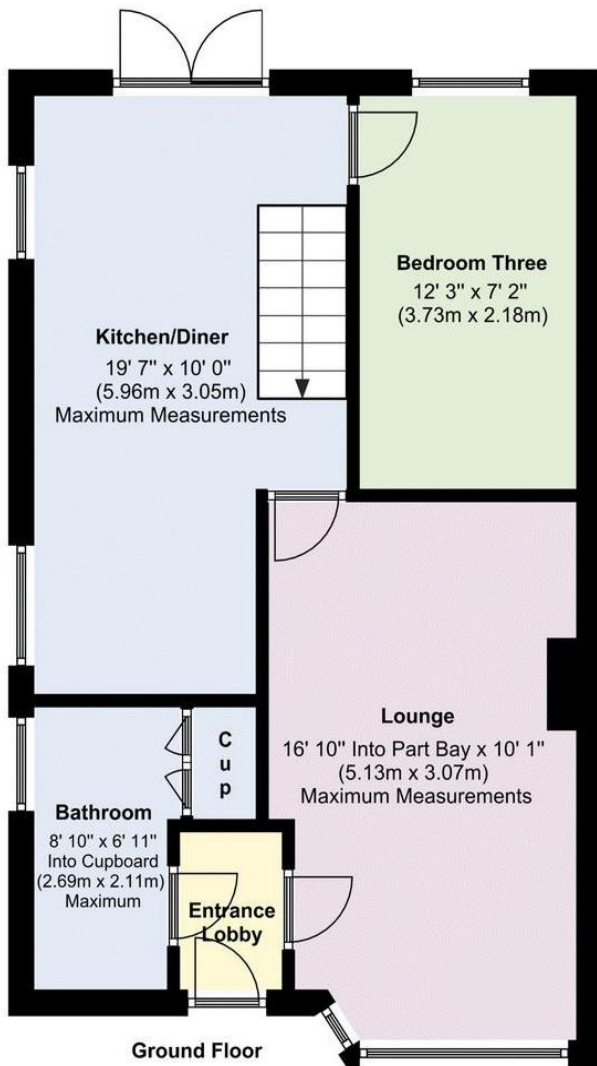
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2658

Council Tax Band: C

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



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## The Accommodation Comprises:-

Double glazed front door into:

## Entrance Lobby:-

Coving to textured ceiling. Part glazed door to:

## Lounge:-

16' 10" Into Part Bay x 10' 1" (5.13m x 3.07m) Maximum Measurements

Double glazed part bay window to front elevation, radiator, feature brick fireplace (open) with mantle over, TV aerial point, phone point, low level cupboard housing meters and coving to textured ceiling.



## Kitchen/Diner:-

19' 7" x 10' 0" (5.96m x 3.05m) Maximum Measurements



## Kitchen Area:-

Double glazed window to side elevation, range of matching base and eye level storage units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in Bosch oven with gas hob above and extractor over, space for under counter fridge, space and plumbing for dish washer and textured ceiling.



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## Dining Area:-

Double glazed eye level window to side elevation, double glazed double opening doors overlooking and accessing the rear garden, space for table and chairs, radiator, stairs to first floor and coving to textured ceiling. Door to:



## Bedroom Three:-

12' 3" x 7' 2" (3.73m x 2.18m)

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



## Bathroom:-

8' 10" x 6' 11" Into Cupboard (2.69m x 2.11m) Maximum Measurements

Opaque double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls, radiator, chrome heated towel rail, coving to textured ceiling and built-in cupboard with space and plumbing for washing machine.



## First Floor Landing:-

Textured ceiling and deep eaves storage with light.

## Bedroom One:-

11' 4" x 8' 7" (3.45m x 2.61m)

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

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**Bedroom Two:-**  
11' 5" x 6' 9" (3.48m x 2.06m)

Double glazed window to rear elevation overlooking the garden, radiator, access to loft space and coving to flat ceiling.



**Outside:-**

Off road parking to front of property, shingle and plants to borders, low level brick wall and wooden gate to rear garden. Side access leads to:

**Garage/Workshop:-**  
20' 0" x 14' 6" (6.09m x 4.42m) L-Shaped, Maximum Measurements

Up and over door, power and light connected, two double glazed windows and wooden door to garden.

**Rear Garden:-**

Patio area, remainder mainly laid to lawn with mature flowers and plants to borders.



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