

GUIDE PRICE £360,000

MORNINGSIDE AVENUE, PORTCHESTER, PO16 8LR



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Conservatory & Sun Room
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Established Corner Plot Garden
- Block Paved 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

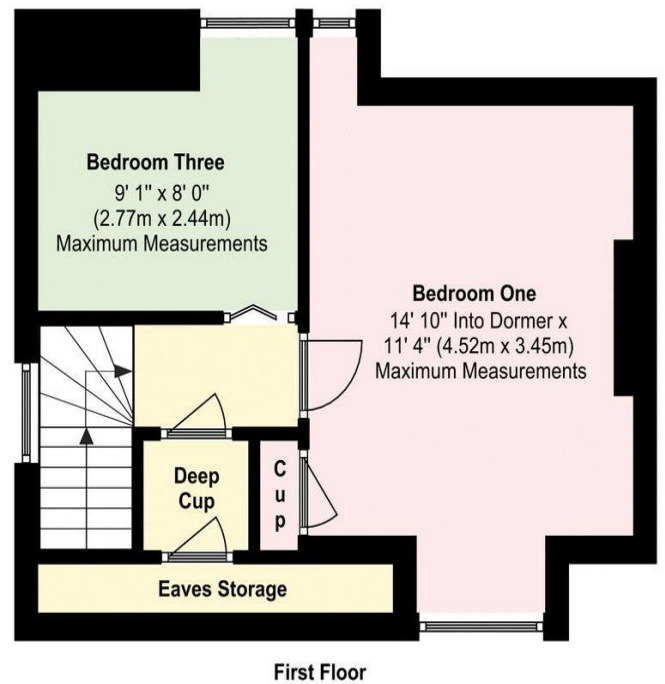
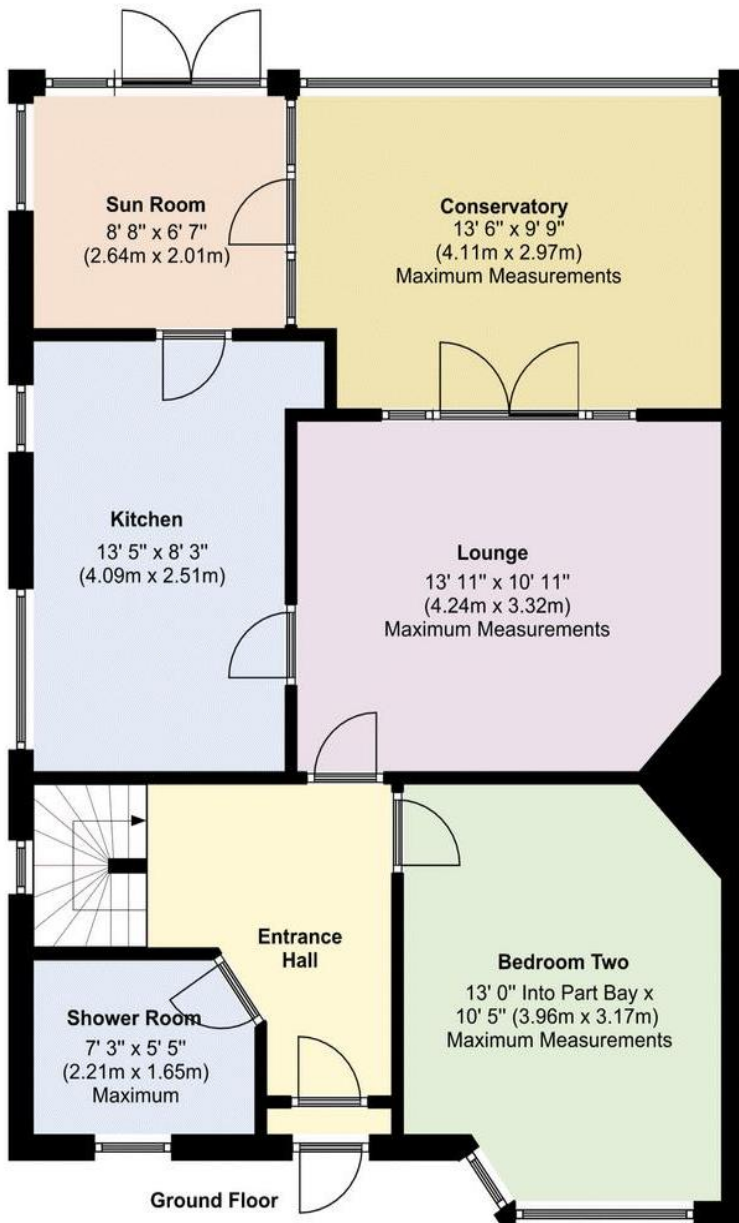
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2420

Council Tax Band: D

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 covered entrance with outside light and further UPVC part double glazed front door leading to:

Entrance Hall:-

Return stairs to first floor, under stairs storage cupboard housing meters, radiator and flat ceiling. Doors to:

Lounge:-

13' 11" x 10' 11" (4.24m x 3.32m) Maximum Measurements

Feature marble fireplace with gas fire inset, TV aerial point, radiator, glazed door to kitchen and flat ceiling. UPVC double glazed doors with matching side panels leading to:



Conservatory:-

13' 6" x 9' 9" (4.11m x 2.97m) Maximum Measurements

UPVC double glazed windows overlooking the rear garden, space for table and chairs, radiator, engineered wooden flooring, power connected, air conditioning unit and UPVC double glazed door with matching side panels to sun room.



Kitchen:-

13' 5" x 8' 3" (4.09m x 2.51m)

UPVC double glazed windows to side elevation, fitted range of matching base, eye level and storage units, roll top work surfaces, single bowl stainless steel sink unit with extendable mixer tap, part tiled walls, built-in oven, gas hob with extractor over, space for tall fridge/freezer, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, air conditioning unit and flat ceiling. UPVC part double glazed door into:



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Bedroom Two:-

13' 0" Into Part Bay x 10' 5" (3.96m x 3.17m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in storage cupboards with shelving above and flat ceiling.



Sun Room:-

8' 8" x 6' 7" (2.64m x 2.01m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, door to conservatory, tiled flooring and power connected.



Shower Room:-

7' 3" x 5' 5" (2.21m x 1.65m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, suite comprising: corner shower cubicle with mains shower unit, pedestal wash hand basin, close coupled WC, part tiled walls, ladder style heated towel rail and flat ceiling.

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First Floor Landing:-

UPVC double glazed window to side elevation, built-in storage cupboard with access to eaves and flat ceiling. Doors to:

Bedroom One:-

14' 10" Into Dormer x 11' 4" (4.52m x 3.45m) Maximum Measurements

Dual aspect room with UPVC double glazed windows to front and rear elevations, flat and sloping ceiling, radiator and built-in storage cupboard.



Bedroom Three:-

9' 1" x 8' 0" (2.77m x 2.44m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator and flat and sloping ceiling.



Outside:-

Front garden with lawn, mature shrub borders, hedging and wooden gate allowing access to rear garden. Side pedestrian and vehicular access on Collington Road leads to: block paved parking to rear of property with detached garage/workshop.



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Rear Garden:-

Enclosed, generous size corner plot, mainly laid to lawn, hedging to sides, shrubs, water tap and wooden gate to rear.



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