

## £325,000

### THISTLE CLOSE, PORTCHESTER, PO16 9FL



- Three Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Diner
- Modern Bathroom
- En-Suite Shower Room
- Gas Central Heating
- Double Glazed Windows
- Remainder Of The NHBC Cover
- Block Paved Off Street Parking
- Enclosed South Facing Rear Garden

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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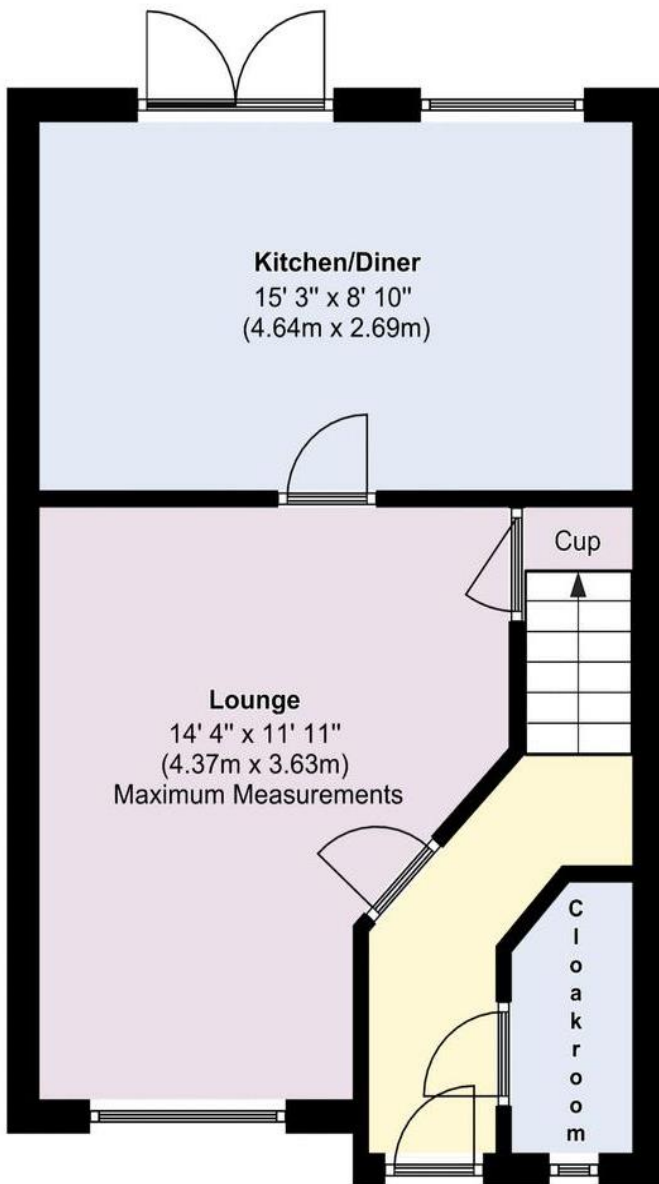
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

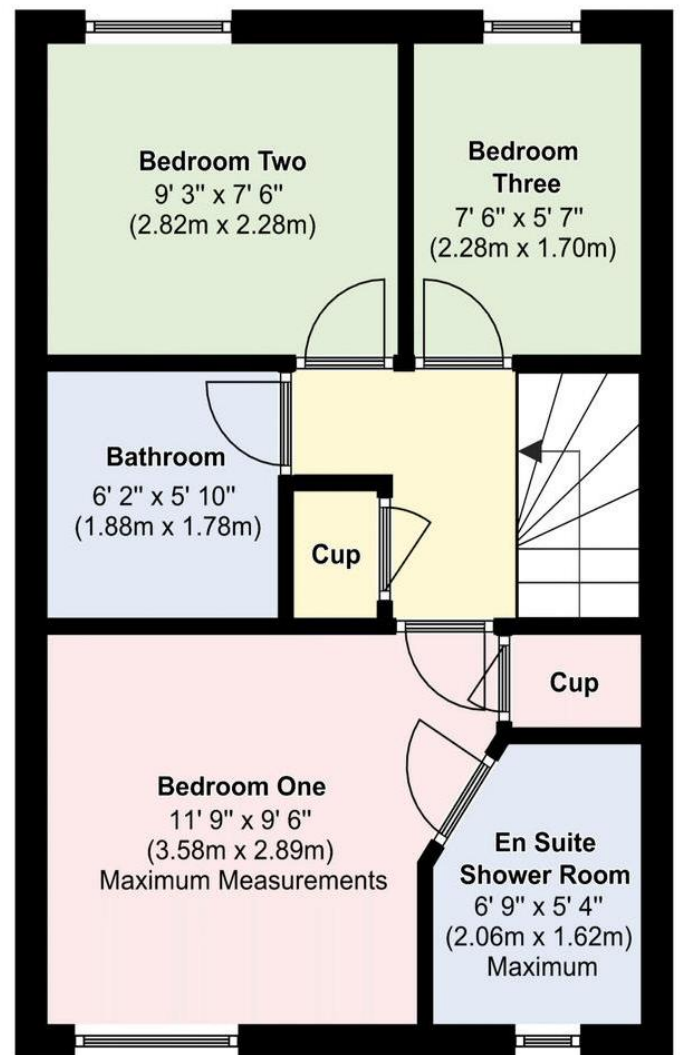
Property Reference: P2656

Council Tax Band: C

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



Ground Floor



First Floor

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## The Accommodation Comprises:-

Part double glazed composite front door into:

### Entrance Hall:-

Stairs to first floor, radiator, LVT flooring, smoke detector and flat ceiling. Door to:

### Downstairs Cloakroom:-

5' 7" x 3' 2" (1.70m x 0.96m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, suite comprising: close coupled WC, corner pedestal wash hand basin with mixer tap and tiled splashback, continuation of LVT flooring and flat ceiling.



### Lounge:-

14' 4" x 11' 11" (4.37m x 3.63m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, under stairs storage cupboard and flat ceiling. Door to:



### Kitchen/Diner:-

15' 3" x 8' 10" (4.64m x 2.69m)

UPVC double glazed window to rear elevation, fitted range of modern base and eye level storage cupboards, roll top worksurfaces with matching upstands, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in electric oven with gas hob above and extractor canopy over, matching cupboard housing gas central boiler, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for table and chairs, LVT flooring, radiator, flat ceiling and UPVC double doors overlooking and accessing the garden.



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### En Suite Shower Room:-

6' 9" x 5' 4" (2.06m x 1.62m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, modern suite comprising: walk-in shower cubicle with mains shower, pedestal wash hand basin with mixer tap, close couple WC, part tiled walls, chrome heated towel rail, mirror fronted fitted cupboard (to remain), LVT flooring, extractor and flat ceiling.



### Bedroom Two:-

9' 3" x 7' 6" (2.82m x 2.28m)

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

### First Floor Landing:-

Built in storage cupboard, smoke detector and flat ceiling. Doors to:

### Bedroom One:-

11' 9" x 9' 6" (3.58m x 2.89m) Maximum Measurements

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



### Bedroom Three:-

7' 6" x 5' 7" (2.28m x 1.70m)

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

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### Bathroom:-

6' 2" x 5' 10" (1.88m x 1.78m)

White suite comprising: panelled bath with mixer tap, mains shower, shower screen, pedestal wash hand basin, close coupled WC, part tiled walls, chrome heated towel rail, extractor and flat ceiling.



### Outside:-

Block paved allocated off street parking to front for two vehicles. Side access and wooden gate leads to:



### Rear Garden:-

South facing, enclosed, patio area for entertaining, water tap, outside power sockets, remainder laid to lawn and wooden shed (to remain).

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