

£425,000

FOXSBURY GROVE, PORTCHESTER, PO16 9JH



- Two Double Bedroom
- Entrance Hallway
- Lounge
- Semi Open Fitted Kitchen
- Extended Dining Area with Bi-Folding Doors
- Modern Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Road Parking
- Detached Brick Built Garage/Workshop
- West Facing Landscaped Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

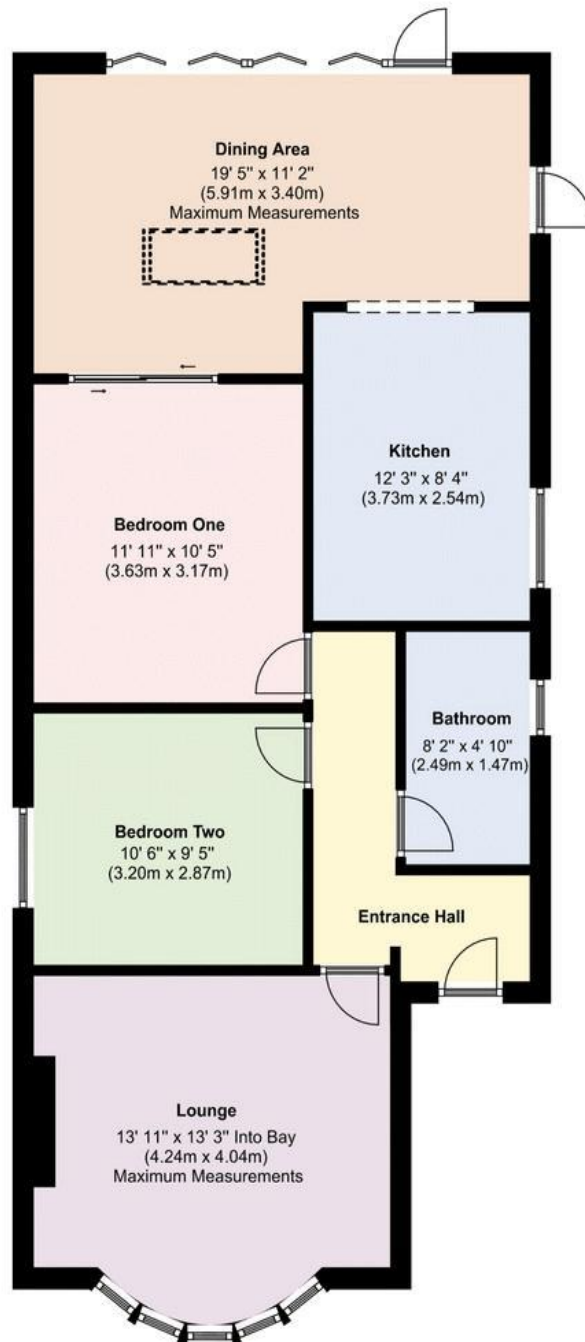
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2662

Council Tax Band: C

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



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The Accommodation Comprises:-

Part double glazed composite front door into:

Entrance Hallway:-

Radiator, wood effect laminate flooring, access to loft, flat ceiling with spotlighting inset and walkway to kitchen. Door to:

Lounge:

13' 11" x 13' 3" Into Bay (4.24m x 4.04m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, feature fireplace recess with wooden mantle shelf and marble hearth, TV aerial point and flat ceiling.



Kitchen:-

12' 3" x 8' 4" (3.73m x 2.54m)

Opaque UPVC double glazed window to side elevation, fitted range of matching modern base, eye level and larder style soft close units, wooden worktops with matching upstands, one and a half bowl sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor canopy over, built-in fridge/freezer, integrated slimline dishwasher, space and plumbing for washing machine, radiator, wood effect laminate flooring and flat ceiling with spotlighting inset. Walkway to:



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Dining Area:-

19' 5" x 11' 2" (5.91m x 3.40m) Maximum Measurements

A light and airy room with double glazed bi-folding doors overlooking and accessing the rear garden, radiator, wood effect laminate flooring, space for table and chairs or additional sofa, UPVC part double glazed door to driveway and flat ceiling with spotlighting and skylight inset.



Bedroom One:-

11' 11" x 10' 5" (3.63m x 3.17m)

Double glazed sliding patio door to rear elevation, radiator and flat ceiling.



Bedroom Two:-

10' 6" x 9' 5" (3.20m x 2.87m)

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



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Bathroom:-

8' 2" x 4' 10" (2.49m x 1.47m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising: panelled bath with a mixer tap, mains rainwater shower plus handheld shower attachment, shower screen, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, wood effect laminate flooring, chrome heated towel rail, extractor and flat ceiling with spotlighting inset.



Outside:-

Off street parking available to front of property with brick retaining wall. Driveway to side leads to brick built detached garage/workshop with up and over door, windows and power connected.

Rear Garden:-

West facing, enclosed, landscaped, patio area for entertaining purposes, AstroTurf lawn for ease of maintenance and raised sleeper beds.



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