

£350,000

HILLSLEY ROAD, PAULSGROVE, PO6 4LE



- Four Bedrooms
- Entrance Hall
- 21'3" Lounge/Diner
- 16'11" Kitchen/Breakfast Room
- Separate Sitting Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Generous Corner Plot Garden
- Enclosed Rear Garden

Portchester Office

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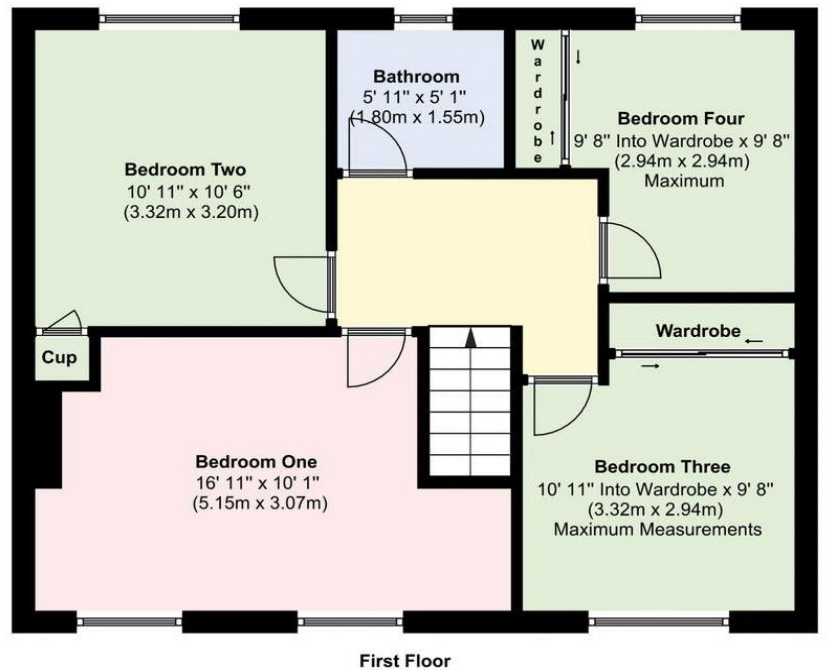
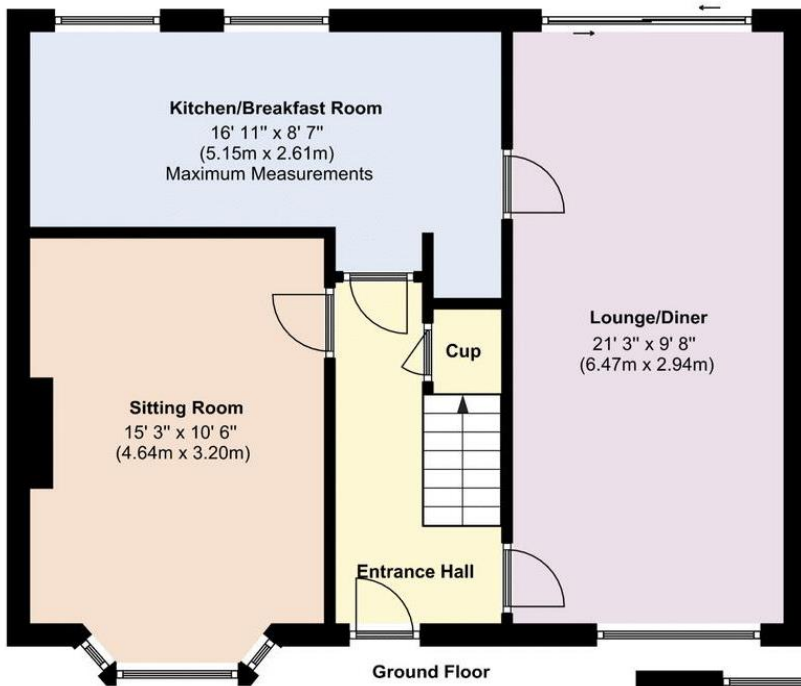
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Property Reference: P2660

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:

Entrance Hall:-

Stairs to the first floor, radiator, under stairs cupboard and storage recess. Doors to:

Lounge/Diner:-

21' 3" x 9' 8" (6.47m x 2.94m)

A dual aspect room with UPVC double glazed window to front elevation, two radiators, TV aerial point, space for a table and chairs, wood effect laminate flooring (in dining area) and UPVC double glazed sliding patio door overlooking and accessing the rear garden. Internal door to:



Kitchen/Breakfast Room:-

16' 11" x 8' 7" (5.15m x 2.61m) Maximum Measurements

Two UPVC double glazed windows to rear elevation overlooking the garden, fitted base and eye level storage units, roll top worksurfaces, single bowl stainless steel double drainer sink unit, part tiled walls, space for cooker, recess for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, space for bistro style table and chairs, radiator and wall mounted gas central heating boiler.



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Sitting Room:-

15' 3" x 10' 6" (4.64m x 3.20m)

UPVC double glazed window to the front elevation, radiator and coving to textured ceiling.



First Floor Landing:-

Textured ceiling with access to part boarded loft via fitted ladder. Doors to:

Bedroom One:-

16' 11" x 10' 1" (5.15m x 3.07m)

Two UPVC double glazed windows to front elevation, radiator and textured ceiling.



Bedroom Two:-

10' 11" x 10' 6" (3.32m x 3.20m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in airing cupboard and textured ceiling.

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Bedroom Three:-

10' 11" Into Wardrobe x 9' 8" (3.32m x 2.94m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, sliding doors to built-in wardrobe and textured ceiling.



Bedroom Four:-

9' 8" Into Wardrobe x 9' 8" (2.94m x 2.94m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, sliding doors to built-in wardrobe and textured ceiling.

Family Bathroom:-

5' 11" x 5' 1" (1.80m x 1.55m)

Opaque UPVC double glazed window to rear elevation, coloured suite comprising: panelled bath with Mira electric shower over, pedestal wash hand basin, low level W.C, part tiled walls, wooden panelled ceiling and radiator.



Outside:-

A generous size corner plot garden with stairs to front door. Wooden gate to side leads to:



Rear Garden:-

Enclosed, patio area for entertaining purposes, water tap, lawn, mature hedging, wooden sheds (to remain) and workshop.



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