

## £500,000

### THE KEEP, PORTCHESTER, PO16 9PW



- Three Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- Lounge
- 20' Dual Aspect Fitted Kitchen/Diner
- Converted Integral Garage/Studio/Utility Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Enclosed Rear Garden
- Central Cul-De-Sac Location

#### Portchester Office

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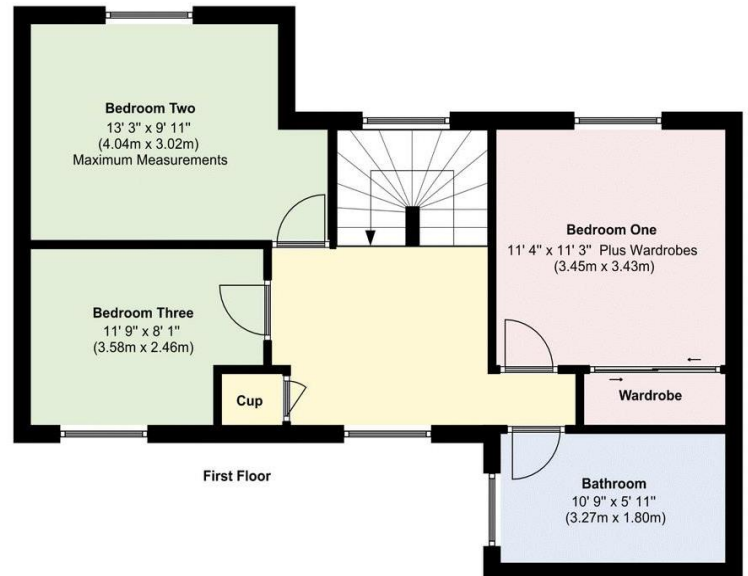


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2665

Council Tax Band: D

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



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## The Accommodation Comprises:-

Part double glazed composite front door with matching side panels into:

### Entrance Hall:-

UPVC double glazed window to side elevation, stairs to first floor, storage cupboard, flat and sloping ceiling with spotlighting inset, radiator, integral door to garage/studio/utility room and tiled flooring. Further doors to:



### Kitchen/Diner:-

20' 4" x 16' 8" (6.19m x 5.08m) Maximum Measurements

### Downstairs Cloakroom:-

5' 3" x 2' 5" (1.60m x 0.74m)

Opaque UPVC double glazed window to front elevation, suite comprising: close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls and flat ceiling with spotlighting inset.

### Lounge:-

17' 2" x 11' 10" (5.23m x 3.60m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, feature fireplace, TV aerial point and coving to flat ceiling. Glazed double opening doors to:



### Kitchen Area:-

A dual aspect room with UPVC double glazed window rear elevation overlooking the garden, fitted range of modern base, eye level and larder style soft close units, wooden work tops, single bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, five ring gas hob with extractor canopy over, integrated dishwasher, built-in fridge/freezer, wood effect laminate flooring and flat ceiling with spotlighting inset.

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## Dining Area:-

Two UPVC double glazed windows to side elevation, space for a table and chairs or additional sofa, radiator, UPVC double glazed French doors to rear garden and continuation of wood effect laminate flooring and flat ceiling with spotlighting inset.



## First Floor Landing:-

UPVC double glazed window to front and rear elevations, flat ceiling with spotlighting inset and access to loft via fitted ladder. Doors to:



## Bedroom One:-

13' 3" Into Wardrobes x 11' 4" (4.04m x 3.45m) Maximum Measurements

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



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**Bedroom Two:-**  
13' 3" x 9' 11" (4.04m x 3.02m) Maximum Measurements

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



**Bathroom:-**  
10' 9" x 5' 11" (3.27m x 1.80m)

UPVC double glazed window to side elevation, white suite comprising: P-shaped panelled bath with mixer tap, rainwater shower and hand held shower attachment, fitted shower screen, his 'n' hers wash hand basins inset vanity unit with mixer taps, close couple WC, ladder style heated towel rail, part tiled walls with fitted mirror and panelled ceiling with spotlighting inset.



**Bedroom Three:-**  
11' 9" x 8' 1" (3.58m x 2.46m)

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



**Outside:-**

Open plan lawn section to the front with shrub border. Block paved off street parking leads to:

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**Garage/Studio/Utility Room:-**  
19' 6" x 10' 10" (5.94m x 3.30m)

Up and over door (temporarily sealed), power connected, a selection of fitted base and eye level storage units, space and plumbing for washing machine, space for tumble dryer, tiled floor, internal door to the entrance hall, flat ceiling with spotlighting inset and UPVC double glazed French doors lead to the garden.

**Rear Garden:-**

Enclosed, patio area, remainder laid to lawn with shrubs to borders.



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