

£350,000

SOUTHAMPTON ROAD, PORTCHESTER BORDERS, PO6 4QD



- Three Bedrooms
- Entrance Hallway
- Lounge
- Open Plan Fitted Kitchen/Diner
- Modern Shower Room
- Gas Central Heating
- Double Glazed Windows
- Enclosed Low Maintenance Rear Garden
- Covered Off Street Parking For Two Cars
- Garage/Workshop To The Rear
- No Chain Ahead

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

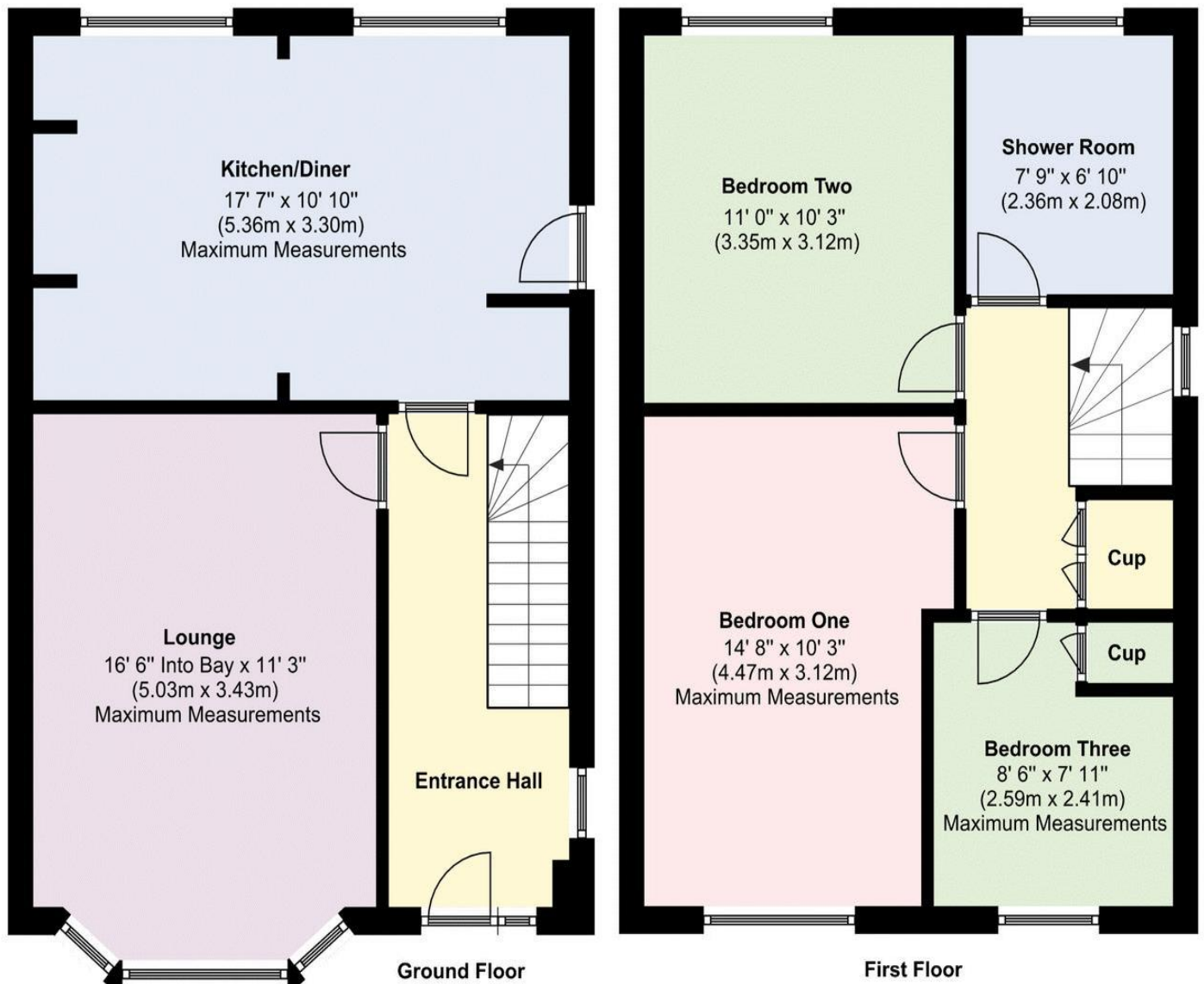
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2668

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed front door with matching side panel into:

Entrance Hallway:-

Opaque UPVC double glazed window to side elevation, stairs to first floor, under stairs storage recess, radiator, engineered wooden flooring and coving to flat ceiling. Part glazed doors to:



Lounge:-

16' 6" Into Bay x 11' 3" (5.03m x 3.43m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, TV aerial point, engineered wooden flooring and coving to flat ceiling.



Kitchen/Diner:-

17' 7" x 10' 10" (5.36m x 3.30m) Maximum Measurements

Two UPVC double glazed windows to rear elevation overlooking the garden, extensive range of fitted base, eye level and larder style storage units, wooden worktops with matching upstands, Butler sink with mixer tap, range style cooker (to remain), integrated dishwasher and washing machine, recess for fridge/freezer, tiled flooring, radiator, space for table and chairs, coving to flat ceiling with spotlighting inset and UPVC part double glazed door leading to garden.



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First Floor Landing:-

Opaque UPVC double glazed window to side elevation, built-in storage cupboard, access to loft via fitted ladder and coving to flat ceiling. Doors to:

Bedroom One:-

14' 8" x 10' 3" (4.47m x 3.12m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, wood effect laminate flooring and coving to flat ceiling.



Bedroom Two:-

11' 0" x 10' 3" (3.35m x 3.12m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and coving to flat ceiling.



Bedroom Three:-

8' 6" x 7' 11" (2.59m x 2.41m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in over stairs storage cupboard housing gas central heating boiler, wood effect laminate flooring and coving to flat ceiling with spotlighting inset.

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Shower Room:-

7' 9" x 6' 10" (2.36m x 2.08m)

Opaque UPVC double glazed window to rear elevation, modern suite comprising: double width shower cubicle with rainwater shower and hand held shower attachment, wall mounted wash hand basin inset wall mounted vanity unit with mixer tap, close coupled WC, water proof shower wall, ladder style heated towel rail, wood effect laminate flooring and coving to flat ceiling with spotlighting inset.



Rear Garden:-

Enclosed, low maintenance, patio area for entertaining purposes, water tap, Astro turf lawn, retaining sleepers and raised wooden decking. Low wooden gate to leads to the rear vehicular access, two parking spaces and garage/workshop with up and over door and side courtesy door to garden.



Outside:-

Generous enclosed front garden laid to lawn and enclosed by panelled fencing and hedging. Wooden gate to side gives pedestrian access to:

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