

£308,500

THE QUEENSWAY, PORTCHESTER, PO16 8AY



- Three Bedrooms
- Entrance Hallway
- 23' Lounge
- Kitchen/Diner
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Road Parking
- Enclosed Rear Garden
- Garage in Block

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

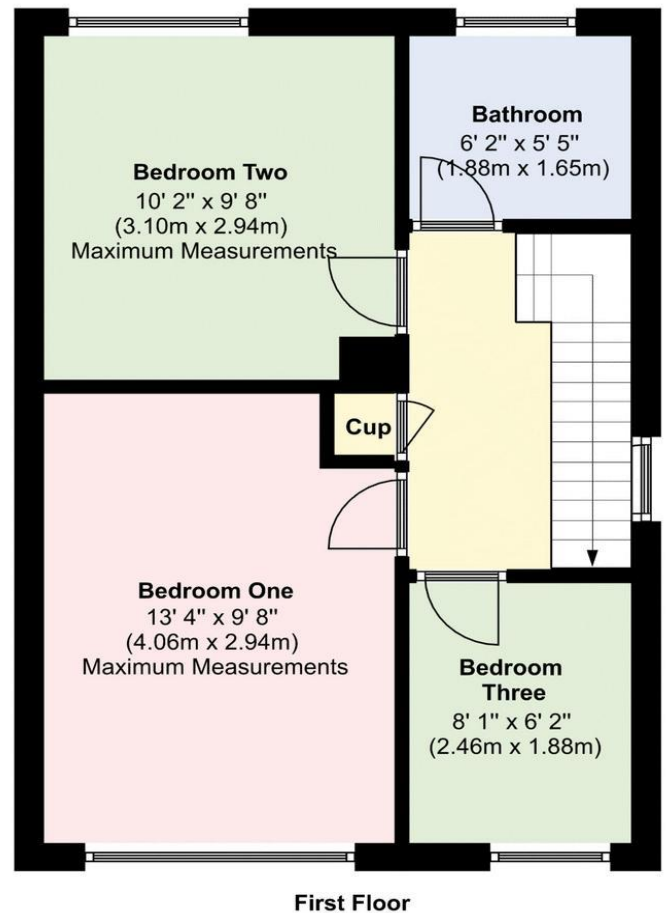
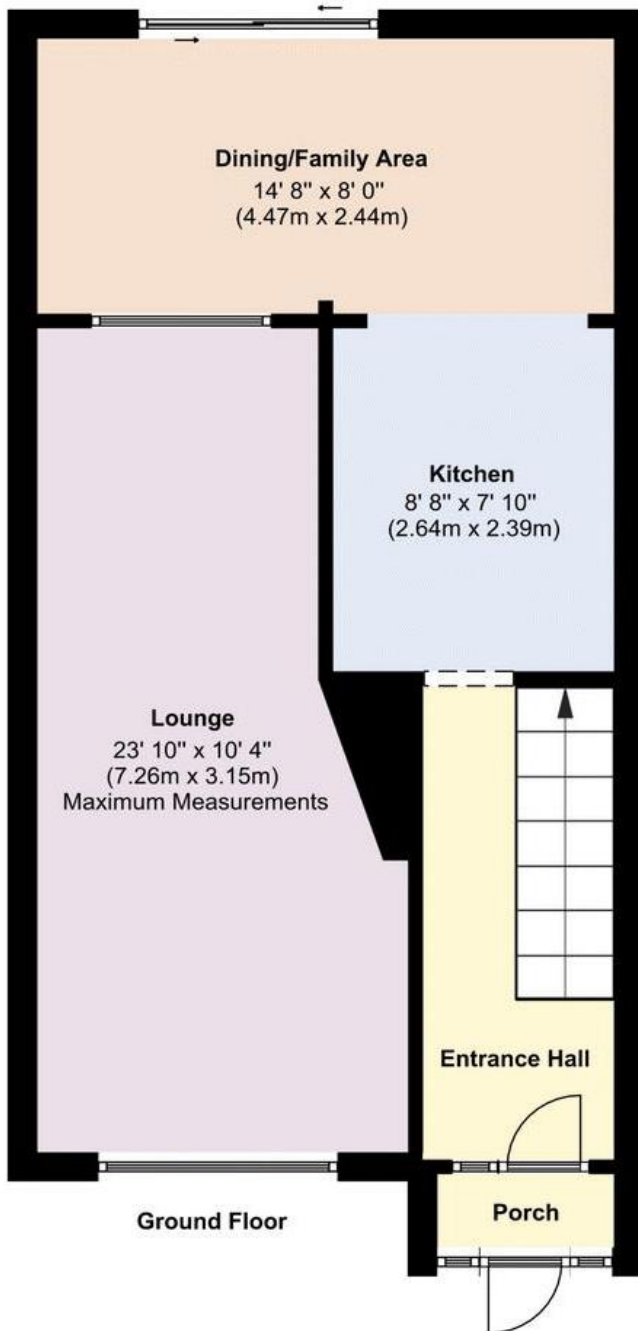
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Property Reference: P2669

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 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 with matching side panels into:

Entrance Porch:-

Further wooden glazed door with matching side panel into:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing meters, radiator, wood effect laminate flooring and textured ceiling. Door to:

Lounge:-

23' 10" x 10' 4" (7.26m x 3.15m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, tv aerial point, wall lights, glazed window to family/dining area and coving to textured ceiling.



Kitchen/Dining/Family Area:- 18' 0" x 14' 8" (5.48m x 4.47m)



Kitchen:- 8' 8" x 7' 10" (2.64m x 2.39m)

Fitted base, eye level and larder style storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, recess for tall fridge/freezer, space and plumbing for washing machine, wood effect laminate flooring and textured ceiling. Walkway to:



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Dining/Family Area:-

14' 8" x 8' 0" (4.47m x 2.44m)

UPVC double glazed sliding patio door overlooking and accessing the rear garden, space for table and chairs, space for sofa, continuation of wood effect laminate flooring, wall mounted Vaillant gas central heating boiler, TV aerial point, radiator and coving to textured ceiling.



First Floor Landing:-

Built-in storage cupboard, access to loft and textured ceiling. Doors to:

Bedroom One:-

13' 4" x 9' 8" (4.06m x 2.94m) Maximum Measurements

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



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Bedroom Two:-

10' 2" x 9' 8" (3.10m x 2.94m) Maximum Measurements

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



Bedroom Three:-

8' 1" x 6' 2" (2.46m x 1.88m)

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



Bathroom:-

6' 2" x 5' 5" (1.88m x 1.65m)

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath with Mira electric shower unit over, pedestal wash hand basin, close coupled W.C, radiator, tiled walls and textured ceiling.



Outside:-

Off street parking to front with flower bed to border and garage in block to the rear of property.



Rear Garden:-

Enclosed, mainly laid to lawn, fine array of flowers and plants to borders, wooden shed (to remain) and wooden gate to rear for pedestrian access to garage.



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