

£285,000

DRYDEN AVENUE, POETS CORNER, PO6 4PP



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- First Floor Bathroom
- Separate WC
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- EPC: D/68

Portchester Office

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

Property Reference: P2667

Council Tax Band: B

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



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The Accommodation Comprises:-

Covered entrance with UPVC part double glazed door into:

Entrance Hallway:-

Stairs to first floor, under stairs storage recess, radiator, walkway to kitchen and coving to flat ceiling. Door to:

Lounge:-

14' 0" x 11' 5" (4.26m x 3.48m)

UPVC double glazed window to front elevation, radiator, TV aerial point, wood effect laminate flooring and coving to textured ceiling.



Kitchen:-

14' 9" x 9' 1" (4.49m x 2.77m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, fitted range of base and eye level storage cupboards, wooden work tops, Butler sink with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine and slim line dishwasher, wall mounted gas central heating boiler, recess for tall fridge/freezer, built-in storage cupboard, further deep walk-in larder cupboard, coving to flat ceiling and UPVC part double glazed door to garden.



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First Floor Landing:-

Coving to flat ceiling, access to loft and radiator. Doors to:

Bedroom One:-

14' 0" x 10' 5" (4.26m x 3.17m)

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



Bedroom Two:-

10' 5" x 7' 9" (3.17m x 2.36m)

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



Bedroom Three:-

9' 11" x 6' 11" (3.02m x 2.11m) Maximum Measurements

UPVC double glazed window to front elevation with partial views towards Portsmouth Harbour, radiator, built-in over stairs storage cupboard and coving to flat ceiling.



Bathroom:-

7' 7" x 5' 2" (2.31m x 1.57m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin with mixer tap, part tiled walls, radiator and flat ceiling.

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Separate W.C:-

4' 7" x 2' 10" (1.40m x 0.86m)

Opaque UPVC double glazed window to rear elevation, close coupled W.C, wooden panelling to dado rail height and flat ceiling.

Outside:-

Low maintenance shingle front garden with brick retaining wall. Side pedestrian access and wrought iron gate lead to:



Rear Garden:-

Enclosed, patio area for entertaining purposes, water tap, lawn, built-in storage shed, and brick built workshop with UPVC double glazed doors.



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