

OFFERS IN EXCESS OF £450,000

BARBICAN MEWS, PORTCHESTER, PO16 9FB



- Two Double Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Conservatory
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Enclosed Garden
- 18' Garage/Workshop
- Allocated Parking Space
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

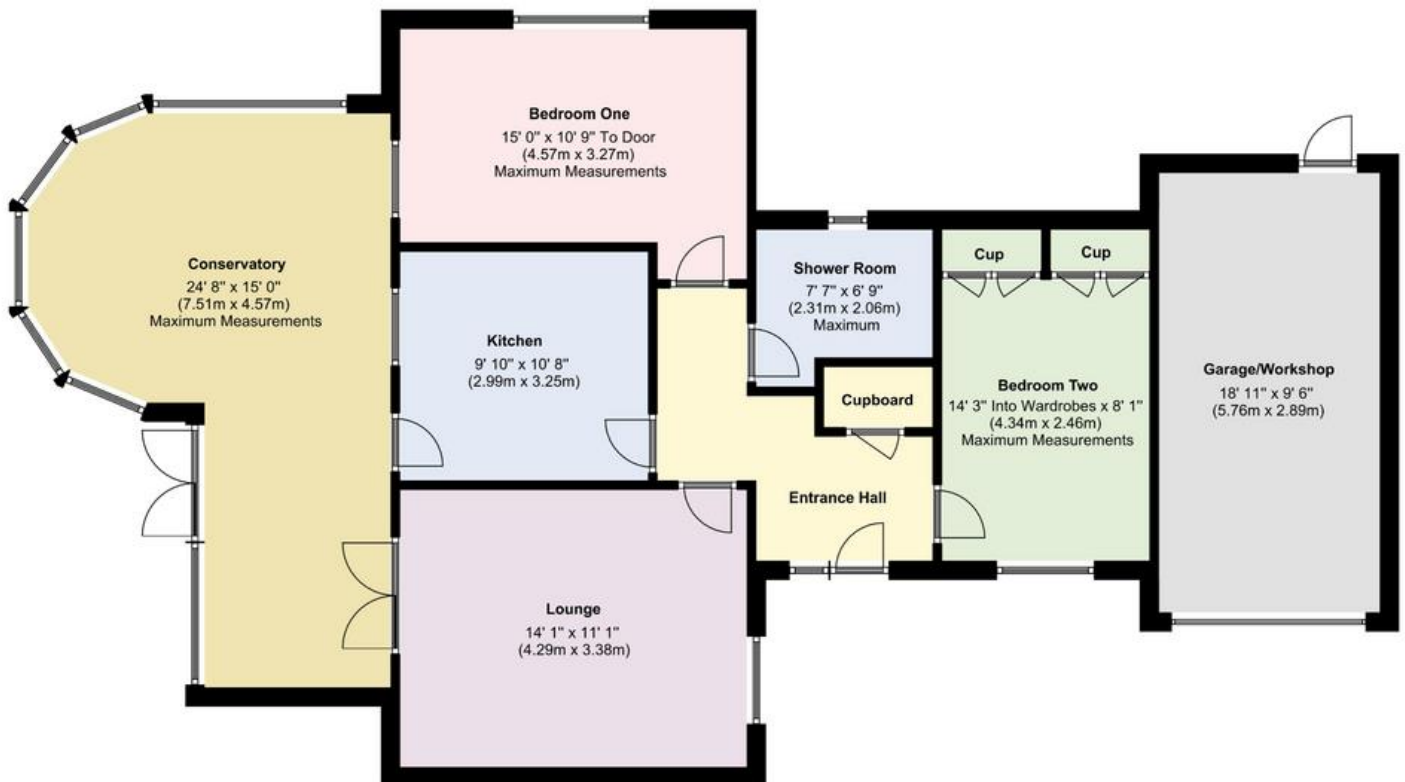
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Awaiting EPC

Property Reference: P2670

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 front door with matching double glazed window to side into:

Entrance Hall:-

Built-in airing cupboard, radiator, access to loft via fitted ladder and coving to flat ceiling. Doors to:

Lounge:-

14' 1" x 11' 1" (4.29m x 3.38m)

Double glazed window to front elevation, radiator, TV aerial point, feature fireplace with living flame gas fire inset, wall lights, coving to flat ceiling and UPVC double glazed double opening doors to conservatory.



Kitchen:-

9' 10" x 10' 8" (2.99m x 3.25m)

Double glazed window to rear elevation, fitted range of matching soft close base and eye level storage units, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in electric oven with gas hob above and concealed extractor over, space and plumbing for washing machine, recess for tall fridge/freezer and coving to flat ceiling with spotlighting inset. Glazed door to:



Conservatory:-

24' 8" x 15' 0" (7.51m x 4.57m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, space for table and chairs and additional sofa, electric heaters and double glazed glass roof with fitted blinds.

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Bedroom One:-

15' 0" x 10' 9" To Door (4.57m x 3.27m) Maximum Measurements

Dual aspect room with double glazed windows to side and rear elevations, fitted bedroom furniture (to remain), radiator and coving to flat ceiling.



Bedroom Two:-

14' 3" Into Wardrobes x 8' 1" (4.34m x 2.46m) Maximum Measurements

Double glazed window to front elevation, radiator, built-in wardrobes and coving to flat ceiling.

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Garage/Workshop:-

18' 11" x 9' 6" (5.76m x 2.89m)

Electric up and over door, power and light connected, roof storage and door giving access to garden.

Rear Garden:-

Enclosed, patio, pathway, lawn, established shrubs and hedging to borders, built-in storage cupboard, water tap and wooden sheds (both to remain).

Shower Room:-

7' 7" x 6' 9" (2.31m x 2.06m) Maximum Measurements

Opaque double glazed window to side elevation, suite comprising: corner shower cubicle with mains shower, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, chrome heated towel rail, extractor and coving to flat ceiling with spotlighting inset.



Outside:-

Low maintenance block paved front garden with brick retaining walls and wrought iron railings inset and allocated parking space adjacent to No.2.



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