

£395,000

CASTLE STREET, PORTCHESTER, PO16 9QG



- Three Double Bedrooms
- Entrance Hallway
- Sitting Room & Separate Dining Room
- Sun Lounge Overlooking The Garden
- Fitted Kitchen
- Ground Floor Shower Room
- First Floor Bathroom
- Ground Floor Shower Room
- Gas Central Heating & Double Glazed Windows
- Block Paved Off Street Parking
- Enclosed Mature Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2674

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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:-

Covered entrance with UPVC part double glazed front door and matching window to side into:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard and recess with coat hooks, radiator and coving to flat ceiling. Wooden panelled doors to:

Sitting Room:-

13' 1" x 10' 10" (3.98m x 3.30m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, feature gas fire, TV aerial point and coving to flat ceiling.



Dining Room:-

11' 11" x 10' 11" (3.63m x 3.32m)

UPVC double glazed doors to sun lounge, radiator, space for table and chairs, built-in storage/larder cupboard with fitted desk and power connected and coving to flat ceiling. Archway to:



Kitchen:-

14' 11" x 7' 5" (4.54m x 2.26m)

Double glazed internal window to sun lounge, extensive fitted range of base, eye level and larder style storage units, roll top worksurfaces, single bowl sink unit with mixer tap, part tiled walls, built-in eye level oven, grill and microwave, electric hob with concealed extractor over, integrated freezer, recess for fridge, space and plumbing for dishwasher, radiator and flat ceiling with spotlighting inset. Walkway to:

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Inner Lobby:-

Built-in airing cupboard, textured ceiling and door to sun lounge.
Further door to:

Shower Room:-

7' 5" x 6' 8" (2.26m x 2.03m)

Double glazed window to rear elevation, suite comprising: tiled shower cubicle with Mira mains shower, WC with concealed cistern and shelf above, integrated wash hand basin inset vanity unit with mixer tap, part tiled walls, space and plumbing for washing machine, chrome heated towel rail, tiled floor with underfloor heating, wall mounted storage cupboards, extractor and flat ceiling with spotlighting inset.



Sun Lounge:-

21' 0" x 9' 11" (6.40m x 3.02m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden with fitted blinds, radiator, insulated flat and sloping ceiling.



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First Floor Landing:-

Flat and sloping ceiling and access to boarded loft space via fitted ladder with light connected. Doors to:

Bedroom One:-

13' 4" x 10' 11" (4.06m x 3.32m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in storage cupboard housing the Glow Worm gas central heating boiler, coving to flat and sloping ceiling.



Bedroom Two:-

11' 10" x 9' 10" (3.60m x 2.99m)

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



Bedroom Three:-

8' 5" x 9' 4" (2.56m x 2.84m)

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



Bathroom:-

6' 1" x 5' 10" (1.85m x 1.78m)

Opaque UPVC double glazed window to front elevation, coloured suite comprising: panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator, wall mounted storage cupboard and flat ceiling with spotlighting inset.

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Outside:-

Block paved off street parking to front with mature hedging and shrubs. Rear pedestrian access via Cow Lane leads to a wooden gate giving access to the garden.

Rear Garden:-

Enclosed, patio area for entertaining purposes, water tap, remainder is mainly laid to lawn with mature shrub and trees, greenhouse (to remain), wooden workshop with power connected, outside lighting and wooden pergola.



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