

## £375,000

KING GEORGE ROAD, PORTCHESTER, PO16 9RW



- Three Bedrooms
- Entrance Hallway
- 23' Lounge/Diner
- Fitted Kitchen
- Lean-To/Conservatory
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Off Street Parking
- Detached Double Garage/Workshop
- Large Garden and Potential Building Plot (STPP)
- No Onward Chain

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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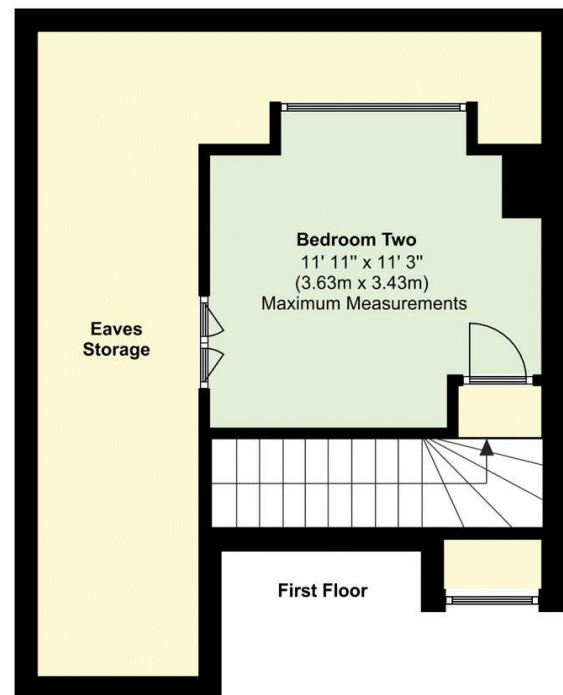
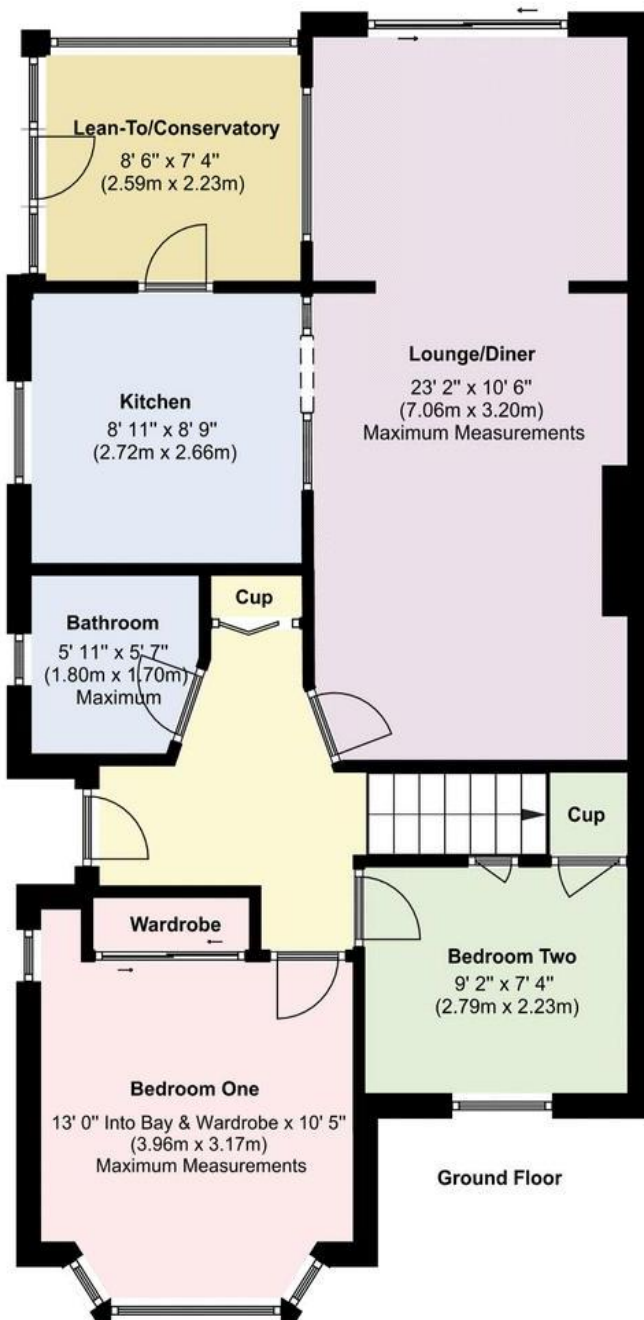
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Property Reference: P2679

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 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 and UPVC double glazed front door into:

### Entrance Hall:-

Stairs to first floor, radiator and built-in storage cupboard. Doors to:

### Lounge/Diner:-

23' 2" x 10' 6" (7.06m x 3.20m) Maximum Measurements

Feature fireplace with marble inset and hearth, radiator, TV aerial point, space for table and chairs, glazed window to lean-to/conservatory and UPVC double glazed sliding patio door overlooking and accessing the rear garden. Walkway with glazed widows to side into:



### Kitchen:-

8' 11" x 8' 9" (2.72m x 2.66m)

UPVC double glazed window to side elevation, fitted range of matching base and eye level storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, gas hob with extractor over, space and plumbing for washing machine. wall mounted gas central heating boiler and tiled floor. UPVC double glazed door to:



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**Lean-To/Conservatory:-**  
8' 6" x 7' 4" (2.59m x 2.23m)

UPVC double glazed windows and door overlooking and accessing the rear garden, worktop and power connected.



**Bedroom One:-**

13' 0" Into Bay & Wardrobe x 10' 5" (3.96m x 3.17m) Maximum Measurements

Dual aspect room with UPVC double glazed bay window to front elevation and further UPVC double glazed window to side elevation, radiator and built-in wardrobe (to remain).



**Bedroom Three:-**

9' 2" x 7' 4" (2.79m x 2.23m)

UPVC double glazed window to front elevation, radiator, built-in storage cupboard and further under stairs cupboard.



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## Bathroom:-

5' 11" x 5' 7" (1.80m x 1.70m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, coloured suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, close coupled WC, radiator and part tiled walls.



## Rear Garden:-

Large expansive garden laid mainly to lawn, selection of shrub borders, patio area with space for table and chairs for socialising and entertaining purposes, water tap and there is also potential building plot (STPP).

## First Floor Landing:-

Eyelet window to front elevation. Door to:

## Bedroom Two:-

11' 11" x 11' 3" (3.63m x 3.43m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, storage area, access to roof and eaves storage.



## Outside:-

Front garden area is laid to lawn, brick retaining wall, hedging and flowers to borders and pathway to front door. Driveway allowing off street parking leads to the rear garden and detached double garage/workshop with twin up and over doors.

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