

## £415,000

JUBILEE ROAD, PORTCHESTER, PO16 9RF



- Three Bedrooms
- Entrance Hallway
- 26' Lounge/Diner
- 19' Fitted Kitchen/Breakfast Room
- Modern Downstairs Cloakroom
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Generous Enclosed Corner Plot
- West Facing Rear Garden
- Off Street Parking
- 21' x 18' Double Garage/Workshop

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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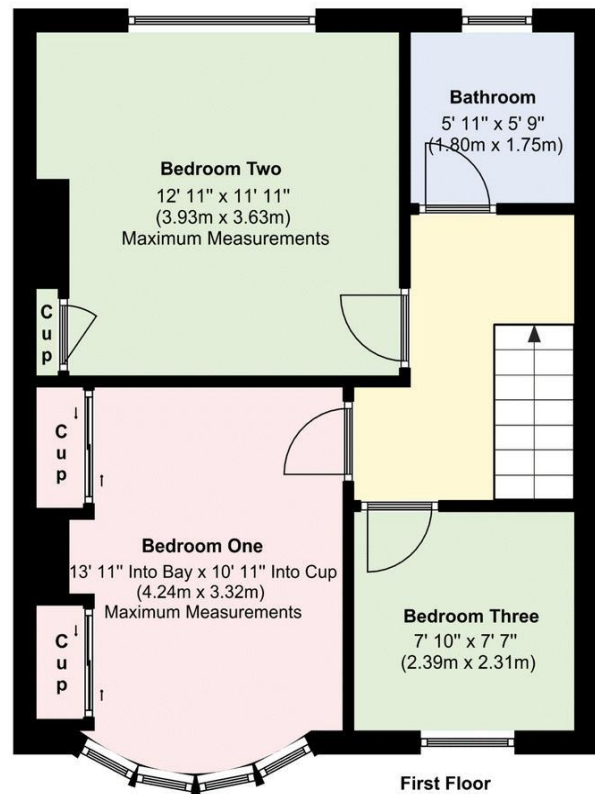


Property Reference: P2677

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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 Hall:-

Stairs to first floor, under stairs cupboard housing meters, tiled flooring, walkway to kitchen, radiator and coving to flat ceiling. Glazed door to:



### Lounge/Diner:-

26' 9" Into Bay x 13' 3" (8.15m x 4.04m) Maximum Measurements

UPVC double glazed bay window to front elevation, two radiators, TV aerial point, feature living flame gas fire, wall lights, space for table and chairs, coving to flat ceiling and double glazed sliding patio door leading to kitchen/breakfast room.



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## **Kitchen/Breakfast Room:-**

19' 1" x 15' 2" (5.81m x 4.62m) Maximum Measurements

UPVC double glazed window to side elevation, fitted range of modern base, eye level and larder style soft close units, work tops with matching upstands, decorative splash backs, one and half bowl sink unit with mixer tap, built-in eye level oven and combi-microwave, induction hob with extractor canopy over, built-in fridge and under counter freezer, integrated washing machine and tumble dryer, radiator, space for additional small table and chairs, tiled flooring, coving to flat ceiling with spotlighting inset and UPVC double glazed French doors with matching windows either side overlooking and accessing the rear garden. Further internal door to:



## **Downstairs Cloakroom:-**

5' 11" x 3' 2" (1.80m x 0.96m)

Opaque UPVC double glazed window the rear elevation, modern suite comprising: close coupled WC, wash hand basin inset vanity unit with mixer tap, tiled walls with fitted mirror, wall mounted gas central heating boiler, tiled flooring and flat ceiling.

## **First Floor Landing:-**

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

## **Bedroom One:-**

13' 11" Into Bay x 10' 11" Into Wardrobes (4.24m x 3.32m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, fitted bedroom furniture (to remain) and flat ceiling.



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**Bedroom Two:-**  
12' 11" x 11' 11" (3.93m x 3.63m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, radiator, built-in storage cupboard and flat ceiling.



**Bedroom Three:-**  
7' 10" x 7' 7" (2.39m x 2.31m)

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



**Bathroom:-**  
5' 11" x 5' 9" (1.80m x 1.75m)

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



### Outside:-

The property benefits from a generous corner plot garden with potential to extend to side (STPP) and an enclosed west facing front and side garden. Wooden gate leads to:

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## Rear Garden:-

Enclosed, laid mainly to lawn, brick retaining wall, decking area for entertaining purposes and water tap. Further wooden gate to rear leads to:



## Garage/Parking:-

21' 0" x 18' 0" (6.40m x 5.48m)

Off street parking via Queen Mary Road, roller door, power connected, LED lighting, window and side courtesy door to garden.

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