Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | FORTCHESTER | LEE ON THE SOLENT | GOSPORT

£340,000

THE CROSSWAY, PORTCHESTER, PO16 8NT



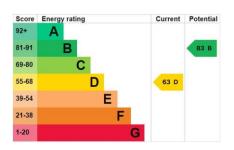
- Two Double Bedrooms
- Entrance Porch & Lobby
- Lounge
- Open Plan Kitchen/Diner With Bi-Folding Doors
- Ground Floor Shower Room

- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- South Facing Rear Garden

Portchester Office



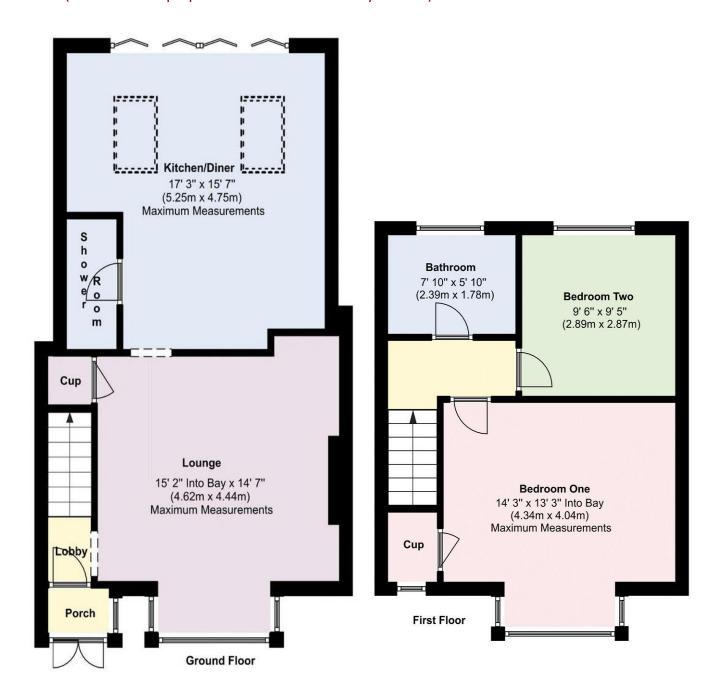




Property Reference: P2682

Council Tax Band: C

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



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The Accommodation Comprises:-

Double opening double glazed doors into:

Entrance Porch:-

Doubled glazed window to side elevation. Wooden front door into:

Entrance Lobby:-

Stairs to first floor, hard wood flooring and flat ceiling with spotlight inset. Doorway to:

Lounge:-

15' 2" Into Bay x 14' 7" (4.62m x 4.44m) Maximum Measurements

Double glazed bay window to front elevation, contemporary radiator, continuation of hard wood flooring, under stairs storage cupboard, feature fireplace with recess and decorative coving to flat ceiling with spotlighting inset. Doorway to:







Kitchen/Diner:-

17' 3" x 15' 7" (5.25m x 4.75m) Maximum Measurements

Double glazed bi-folding doors overlooking and accessing the rear garden, fitted range of matching base and eye level storage units, worksurface, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level double oven with recess for microwave above, built-in slimline dishwasher, built-in fridge/freezer, matching central island with induction hob inset, storage below, breakfast bar area, flat and sloping ceiling with spotlighting and twin Velux windows inset, two contemporary vertical radiators and Karndean flooring. Door to:





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Shower Room:-

6' 10" x 3' 0" (2.08m x 0.91m)

White suite comprising: tiled shower cubicle with rainwater shower, wash hand basin inset vanity unit with mixer tap, WC with concealed cistern and cupboards above, chrome heated towel rail, extractor fan and flat ceiling with spotlighting inset.

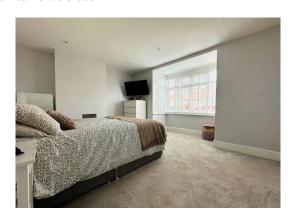
First Floor Landing:-

Flat ceiling and access to boarded loft with light and housing gas central heating boiler.

Bedroom One:-

14' 3" x 13' 3" Into Bay (4.34m x 4.04m) Maximum Measurements

Double glazed bay window to front elevation, radiator, flat ceiling with spotlighting inset and over stairs storage cupboard with double glazed window to front elevation.





Bedroom Two:-

9' 6" x 9' 5" (2.89m x 2.87m)

Double glazed window to rear elevation overlooking the garden, radiator, picture rail and textured ceiling.



Bathroom:-

7' 10" x 5' 10" (2.39m x 1.78m)

Obscured double glazed window to rear elevation, white suite comprising: claw foot bath with mixer tap and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, tiled floor, contemporary radiator and flat ceiling with spotlighting inset.

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Outside:-

Shingle driveway for off road parking with low level brick retaining wall and service road via The Fairway gives access to rear.

Rear Garden:-

South facing, enclosed, patio area with space for table and chairs, remainder laid to lawn, plants and flower beds to borders with sleepers, water tap, outside power sockets and outbuilding.









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