

## £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

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2682

Council Tax Band: C

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



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

## 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:



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



**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.

**Portchester Office**

92 West Street Portchester Hampshire PO16 9UQ  
Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk  
www.fenwicks-estates.co.uk





## 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.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

