

## £345,000

### THE CROSSWAY, PORTCHESTER, PO16 8PD



- Two Double Bedrooms
- Lounge
- Study
- Extended Fitted Kitchen/Diner
- Ground Floor Shower Room
- First Floor En-Suite Bathroom
- Gas Central Heating
- Double Glazed Windows
- Block Paved Off Street Parking
- 17'5 x 8' Garage & 19'8
- 9'7 Insulated Studio/Workshop
- Generous Established Rear Garden

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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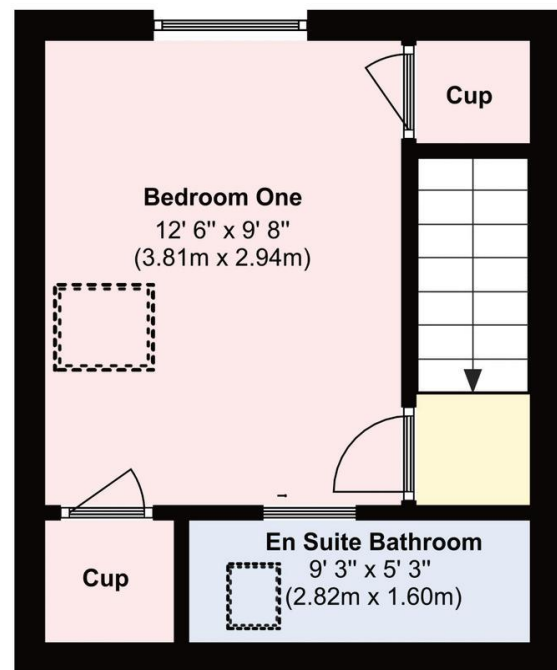
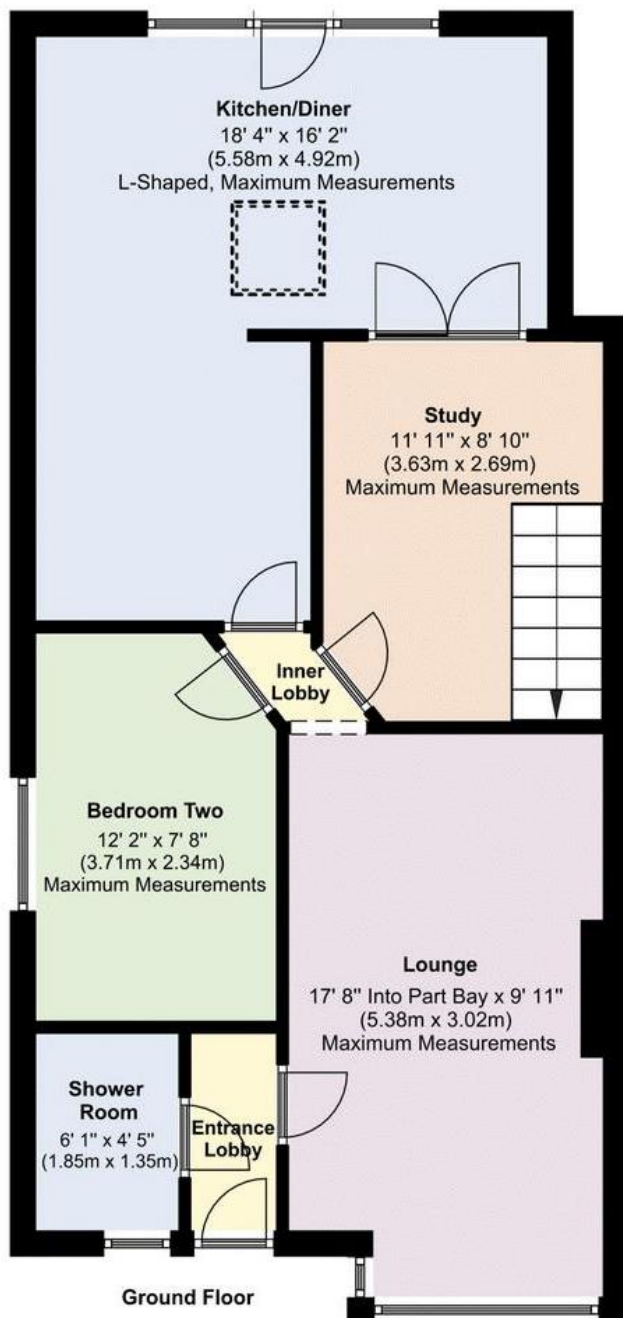


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2684

Council Tax Band: C

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



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## The Accommodation Comprises:-

Part double glazed composite front door into

## Entrance Lobby:-

Flat ceiling and door to shower room. Replacement wooden doors to:

## Lounge:-

17' 8" Into Part Bay x 9' 11" (5.38m x 3.02m) Maximum Measurements

Double glazed part bay window to front elevation, feature fireplace with gas fire, marble inset and hearth, two radiators, TV aerial point and flat ceiling with central ceiling rose. Walkway to:



## Kitchen/Diner:-

18' 4" x 16' 2" (5.58m x 4.92m) L-Shaped, Maximum Measurements

Twin UPVC double glazed windows and door overlooking and accessing the rear garden, matching range of base, eye level and larder storage cupboards, roll top worksurfaces with matching upstands, single bowl stainless steel sink unit with mixer tap, recess for cooker with extractor canopy over, space and plumbing for washing machine, space for tumble dryer, space for under counter fridge and freezer, wall mounted gas central heating boiler, space for table and chairs, contemporary vertical radiator, TV aerial point and flat ceiling with spotlighting and feature lantern inset. Double glazed double opening doors to:



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**Study:-**  
11' 11" x 8' 10" (3.63m x 2.69m) Maximum Measurements

Stairs to first floor, under stairs storage cupboard, radiator and flat ceiling.



**Bedroom Two:-**  
12' 2" x 7' 8" (3.71m x 2.34m) Maximum Measurements

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



**Shower Room:-**  
6' 1" x 4' 5" (1.85m x 1.35m)

Opaque UPVC double glazed window to front elevation, modern white suite comprising: double width walk-in shower, close coupled WC, wall mounted corner wash hand basin with mixer tap, part waterproof shower wall and part tiling to walls, chrome heated towel rail, tiled flooring and flat ceiling.



**First Floor Landing:-**

Flat and sloping ceiling. Door to:

**Bedroom One:-**  
12' 6" x 9' 8" (3.81m x 2.94m)

Dual aspect room with UPVC double glazed window to rear elevation overlooking the garden and Velux window to side elevation, flat and sloping ceiling, radiator and access to eaves storage with additional radiator. Sliding door to:

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**En Suite Bathroom:-**  
9' 3" x 5' 3" (2.82m x 1.60m)

Velux style window to front elevation, white suite comprising: panelled bath, close coupled WC, wash hand basin inset vanity unit with mixer tap, flat and sloping ceiling with spotlighting inset, radiator and part tiled walls.



**Outside:-**

Block paved off street parking with shrub borders and low brick retaining wall. Side access with water tap leads to:

**Garage:-**  
17' 5" x 8' 0" (5.30m x 2.44m)

Up and over door, power connected, window and side courtesy door to garden.

**Rear Garden:-**

Enclosed, well established and mature flowers and shrubs to borders, patio area for entertaining purposes, lawn section and wooden shed (both to remain). Block paved pathway leads to:



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## **Workshop/Studio:-**

19' 8" x 9' 7" (5.99m x 2.92m)

Currently subdivided, insulated, window and power connected.

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