

£369,950

ORCHARD GROVE, PORTCHESTER, PO16 9DU



- Two Double Bedrooms
- Entrance Hallway
- 21' Dual Aspect Lounge/Diner
- Fitted Kitchen
- Sun Room
- Bathroom
- First Floor En-Suite Cloakroom
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- 19'9" x 11'4" Brick Built Garage/Workshop
- Generous Corner Plot & Rear Courtyard Gardens

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

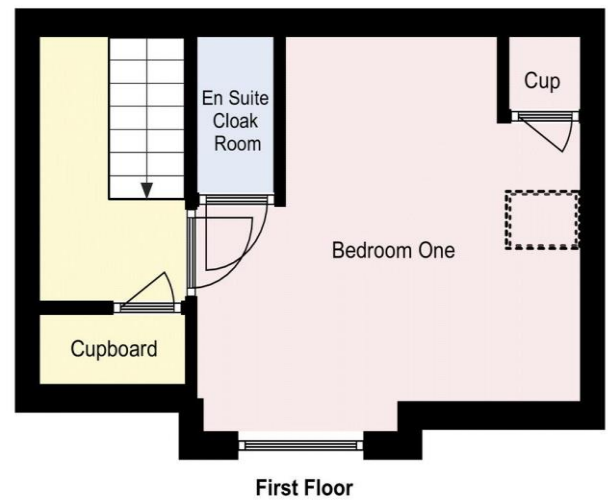
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Property Reference: P2685

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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:-

Covered entrance with outside lighting and part glazed wooden front door into:

Entrance Hall:-

Built-in storage cupboard, radiator, wood effect laminate flooring, coving to textured ceiling and archway to kitchen. Door to:

Lounge/Diner:-

21' 2" x 9' 10" (6.45m x 2.99m)

A dual aspect room with UPVC double glazed windows to the front and side elevations, UPVC double glazed doors to side elevation overlooking and accessing the garden, two radiators, TV aerial point, space for table and chairs, stairs to first floor with under stairs storage cupboard and coving to flat ceiling.



Kitchen:-

10' 4" x 8' 4" (3.15m x 2.54m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, fitted range of matching base and eye level storage cupboards, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, matching cupboard housing gas central heating boiler, built-in eye level oven and grill, gas hob with concealed extractor over, integrated fridge and washing machine, wood effect laminate flooring, radiator and coving to flat ceiling. UPVC part double glazed door to:



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Sun Room:-

11' 5" x 6' 3" (3.48m x 1.90m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, wood effect laminate flooring, radiator and coving to flat ceiling.



Bedroom Two:-

12' 11" Into Bay x 12' 3" (3.93m x 3.73m)

A dual aspect room with UPVC double glazed bay window to front elevation and further UPVC double glazed window to side elevation, two radiators, picture rail and textured ceiling.



Bathroom:-

6' 6" x 5' 0" (1.98m x 1.52m)

Opaque window to rear elevation, suite comprising panelled bath with mixer tap and shower attachment, an additional electric shower, pedestal wash hand basin, close coupled WC, part tiled walls, radiator and coving to textured ceiling.



First Floor Landing:-

Built-in storage cupboard, flat and part sloping ceiling. Door to:

Bedroom One:-

12' 9" x 10' 1" (3.88m x 3.07m) Maximum Measurements

A dual aspect room with UPVC double glazed window to front elevation and further double glazed Velux window to side elevation, flat and part sloping ceilings, radiator, built-in cupboard and access to eaves storage. Door to:



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En Suite Cloakroom:-
4' 3" x 2' 6" (1.29m x 0.76m)

Suite comprising: close coupled WC, wash hand basin and flat ceiling.

Outside:-

The property benefits from a generous enclosed corner plot garden with mature shrub and shingle borders, pathways, paved sections, a small lawn area, brick retaining walls with an archway and wrought iron gates to side and rear gardens. Double opening wrought iron gates with off street parking leading to:



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Garage/Workshop:-

19' 9" x 11' 4" (6.02m x 3.45m)

A detached, brick built garage/workshop with double opening doors to front, power connected, UPVC double glazed window and side courtesy door to rear block paved courtyard garden with space for a table and chairs for entertaining purposes.



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