

OFFERS IN EXCESS OF £250,000

MERTON CRESCENT, PORTCHESTER, PO16 9NF



- One Double Bedroom
- Entrance Lobby
- Lounge
- Fitted Kitchen
- Bathroom
- Double Glazed Windows
- Gas Central Heating
- Off Road Parking
- South Facing Low Maintenance Rear Garden
- Close To The Popular Foreshore

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

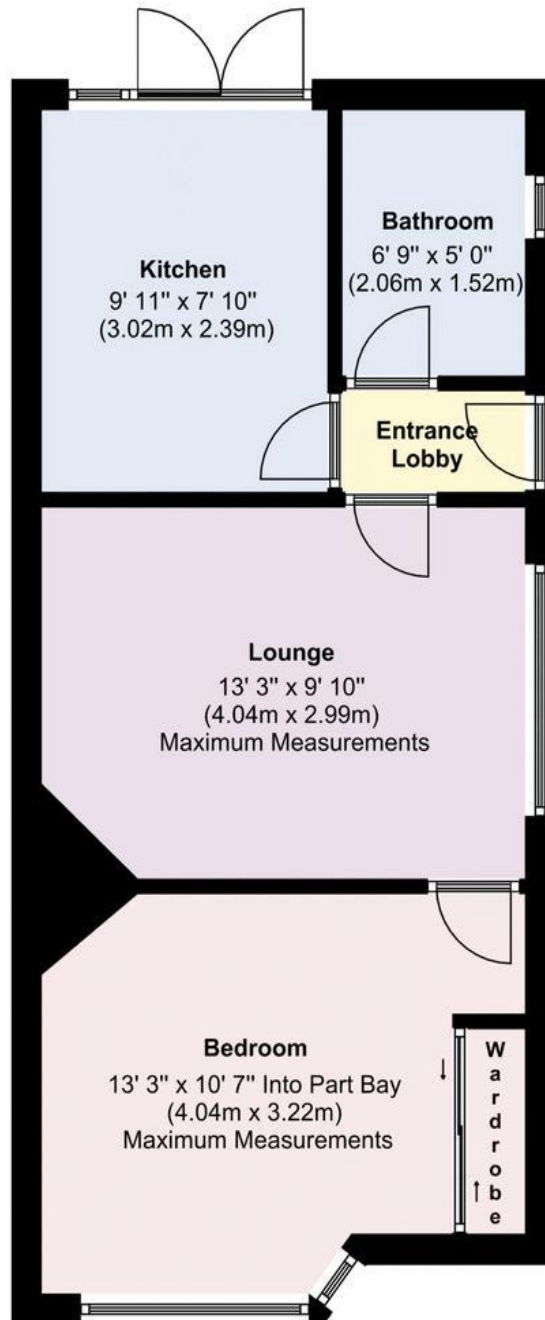
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Property Reference: P2688

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 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:-

Part double glazed composite front door into:

Entrance Lobby:-

Wood effect laminate flooring, flat ceiling and smoke detector. Door to:

Lounge:-

13' 3" x 9' 10" (4.04m x 2.99m) Maximum Measurements

UPVC double glazed window to side elevation, radiator, TV aerial point, feature gas fireplace, door to bedroom, wood effect laminate flooring and flat ceiling.



Kitchen:-

9' 11" x 7' 10" (3.02m x 2.39m)

UPVC double glazed window and double opening doors overlooking and accessing the rear garden, matching range of fitted modern base, eye level and glass display storage units, roll top worksurfaces, one and a half bowl stainless sink unit with mixer tap, part tiled walls, built-in oven with hob above and extractor canopy over, space for tall fridge/freezer, space and plumbing for washing machine, radiator, matching larder cupboard housing gas central heating boiler, wood effect laminate flooring, flat ceiling and access to loft.



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Bathroom:-

6' 9" x 5' 0" (2.06m x 1.52m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising: panelled bath with Mira shower over, folding shower screen, pedestal wash hand basin, close coupled WC, tiled walls, radiator, wood effect laminate flooring, flat ceiling and extractor fan.



Bedroom:-

13' 3" x 10' 7" Into Part Bay (4.04m x 3.22m) Maximum Measurements

UPVC double glazed part bay window to front elevation, two radiators, sliding mirror fronted doors to built-in wardrobe (to remain), wood effect laminate flooring and flat ceiling.



Outside:-

low maintenance shingle front garden with brick retaining wall and driveway to side allowing off street parking.

Rear Garden:-

South facing, shingle and patio area to rear, shrub borders, water tap and shed (to remain).

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