

£229,995

NORTHFIELD PARK, UPPER CORNAWAY LANE, PO16 8NF



- Two Bedrooms
- Entrance Hallway
- Dual Aspect Lounge with Balcony
- Fitted Kitchen/Diner
- Utility Room
- En-Suite Shower Room
- Bathroom
- UPVC Double Glazed Windows & Gas Central Heating
- Low Maintenance Gardens
- Driveway
- Detached Garage
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

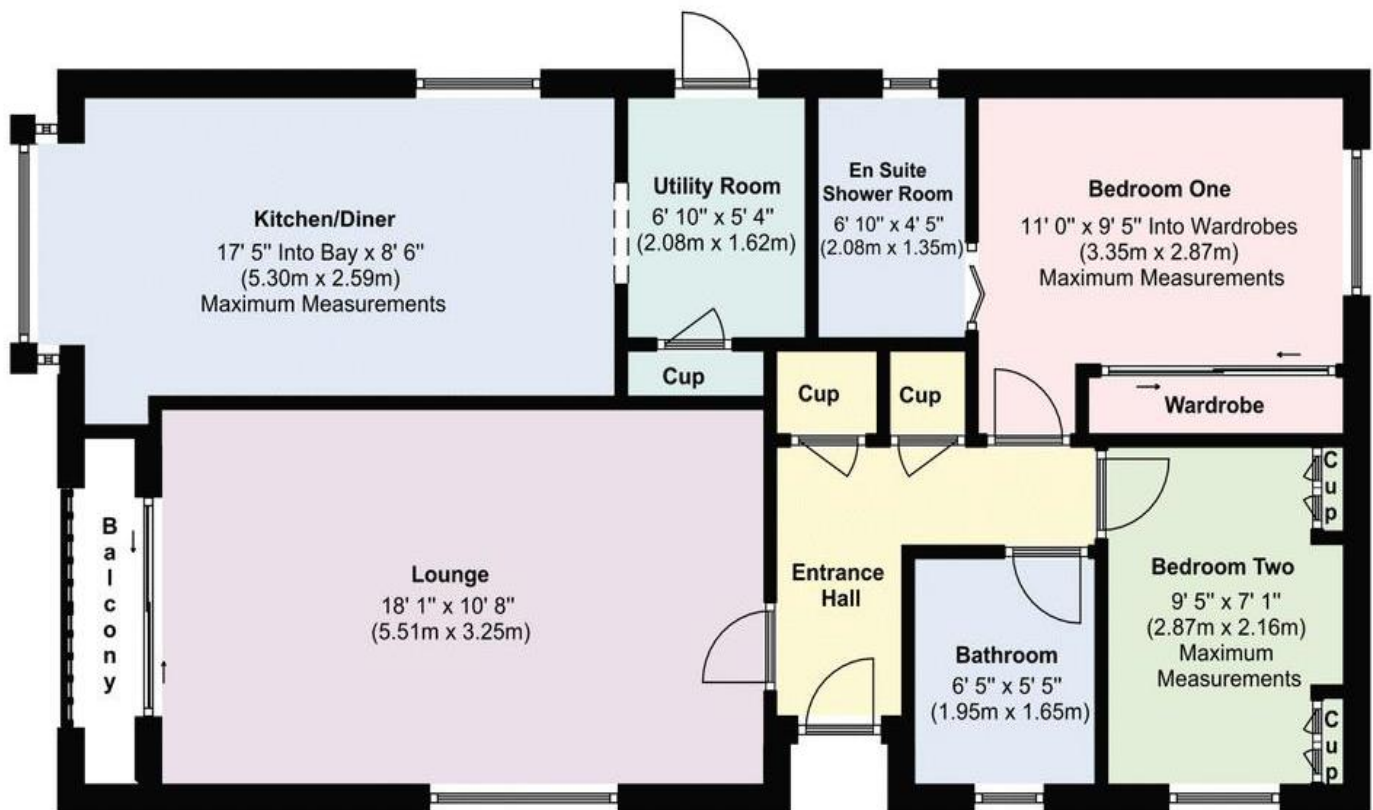
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Property Reference: P2687

Council Tax Band: B

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



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The Accommodation Comprises:-

Covered entrance with part double glazed front door into:

Entrance Hall:-

Built-in storage and airing cupboards, radiator and coving to ceiling. Doors to:

Lounge:-

18' 1" x 10' 8" (5.51m x 3.25m)

A dual aspect room with double glazed sliding patio door to front elevation leading to balcony with wrought iron railings and UPVC double glazed window to side elevation, radiator, TV aerial point, feature fireplace and coving to ceiling. Walkway to:



Kitchen/Diner:-

17' 5" Into Bay x 8' 6" (5.30m x 2.59m) Maximum Measurements



Dining Area:-

UPVC double glazed bay window to front elevation, space for table and chairs, part wood effect laminate flooring, radiator, feature arched recess with shelving inset and coving to flat ceiling with spotlighting inset.



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Kitchen:-

UPVC double glazed window side elevation, fitted range of matching base and eye level storage units, roll top worksurfaces, one and a half bowl sink unit with a mixer tap, part tiled walls, built-in eye level oven and grill, electric hob with concealed extractor over, space and plumbing for slimline dishwasher, walkway to utility room and continuation of coving to flat ceiling with spotlighting inset. Walkway to:



Utility Room:-

6' 10" x 5' 4" (2.08m x 1.62m)

Further matching storage cupboards, roll top worksurface, part tiled walls, space and plumbing for washing machine, space for tumble dryer and under counter fridge, cupboard housing gas central heating boiler, radiator, built-in storage cupboard, coving to flat ceiling with spotlighting inset and UPVC double glazed door leading to driveway.



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Bedroom One:-

11' 0" x 9' 5" Into Wardrobes (3.35m x 2.87m) Maximum Measurements

UPVC double glazed window to rear elevation, radiator, built-in mirror fronted sliding doors to wardrobe unit, wood effect laminate flooring and coving to flat ceiling. Door to:



Bedroom Two:-

9' 5" x 7' 1" (2.87m x 2.16m) Maximum Measurements

UPVC double glazed window to the side elevation, radiator, built-in bedroom furniture (to remain) and coving to flat ceiling.



En Suite Shower Room:-

6' 10" x 4' 5" (2.08m x 1.35m)

Opaque UPVC double glazed window to side elevation, suite comprising: double shower cubicle with Aqualisa digital shower and screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled and part water proof shower wall to walls, chrome heated towel rail, wood effect laminate flooring, extractor and coving to ceiling.

Bathroom:-

6' 5" x 5' 5" (1.95m x 1.65m)

Opaque UPVC double glazed window to the side elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled walls, radiator and coving to ceiling.

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Outside:-

Low maintenance shingled gardens to front and side elevations with shrubs inset. Driveway allowing off street parking and leading to detached garage with power, up and over door to front store area and a garden room to the rear.



Garden Room:-

7' 9" x 7' 7" (2.36m x 2.31m)

UPVC double glazed window and door, power connected and spotlighting.

Rear Garden:-

Enclosed, patio area for entertaining, shingle section, low level picket fence, AstroTurf lawn and a further patio seating area.



Agent's Note:-

Property is freehold and on a residential site. Ground rent & pitch fee is £192.36 p.c.m (£2,308.32 per annum).

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