

£385,000

BAYLY AVENUE, PORTCHESTER, PO16 9JX



- Three Bedrooms
- Entrance Porch & Lobby
- 29' Lounge
- 16' x 13' Fitted Kitchen/Diner
- Separate Utility Room
- Downstairs Shower Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking For Several Vehicles
- Tandem Length Garage/Workshop (power connected)
- Low Maintenance Enclosed West Facing Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

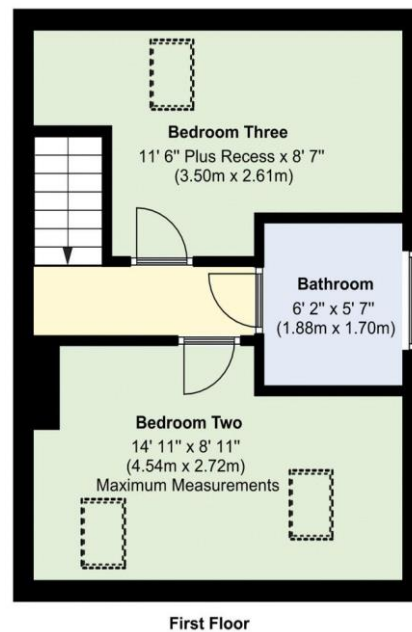
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2692

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Porch:-

8' 1" x 2' 11" (2.46m x 0.89m)

UPVC double glazed window to front elevation and further double glazed door to:

Entrance Lobby:-

Wood effect laminate flooring and coving to flat ceiling with spotlighting inset. Doors to:

Lounge:-

29' 6" Into Part Bay x 10' 9" (8.98m x 3.27m) Maximum Measurements

UPVC double glazed part bay window to front elevation, two radiators, stairs to first floor, under stairs storage cupboard, feature fireplace with recess, TV aerial point, door to bedroom one, cupboard housing meters, wood effect laminate flooring and coving to flat ceiling with spotlighting inset. Walkway to:



Kitchen/Diner:-

16' 9" x 13' 6" (5.10m x 4.11m)

UPVC double glazed window and double opening French doors overlooking and accessing the rear garden, extensive range of re-fitted base and eye level storage units, roll top worksurfaces, one and a half bowl sink unit with extendable mixer tap, part tiled walls, space for range style cooker with extractor canopy over, space and plumbing for slimline dishwasher, recess for tall fridge/freezer, space for table and chairs, tiled flooring and skirting, two contemporary vertical radiators and flat ceiling with spotlighting and speaker system inset.

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Utility Room:-

9' 10" x 7' 1" (2.99m x 2.16m)

UPVC double glazed window and door to side elevation leading to secure parking, fitted base and eye level storage units, roll top worksurfaces, one and half bowl sink unit with mixer tap, part tiled walls, space and plumbing for washing machine, space for tumble dryer, radiator, wood effect laminate flooring and coving to flat ceiling.



Bedroom One:-

11' 8" Into Recess x 10' 1" (3.55m x 3.07m) Maximum Measurements

UPVC double glazed window to side elevation, radiator, mirror fronted sliding doors to built-in wardrobe and coving to flat ceiling with spotlighting inset.



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Shower Room:-

4' 11" x 4' 10" (1.50m x 1.47m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, white suite comprising: shower cubicle with mains rainwater shower and handheld shower attachment, wash hand basin inset vanity unit with mixer tap, close coupled WC, waterproof shower wall to walls, chrome heated towel rail, extractor fan and panelled ceiling with sensor spotlighting inset.



Bedroom Three:-

11' 6" Plus Recess x 8' 7" (3.50m x 2.61m)

Double glazed Velux window to rear elevation, flat and sloping ceiling, radiator and access to eaves storage.



Bathroom:-

6' 2" x 5' 7" (1.88m x 1.70m)

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, folding shower screen, pedestal wash hand basin, close coupled WC, part tiled walls, ladder style heated towel rail, extractor, and flat ceiling with sensor spotlighting inset.



First Floor Landing:-

Flat ceiling with spotlighting inset and access to loft. Doors to:

Bedroom Two:-

14' 11" x 8' 11" (4.54m x 2.72m) Maximum Measurements

Two double glazed Velux windows to front elevation, flat and sloping ceiling, radiator and access to eaves storage.



Outside:-

Off street parking available for several vehicles to front, shrub borders, low level brick retaining wall and electric car charging point. Double opening wooden gates give access to outside power sockets, water tap, additional secure parking and tandem length garage/workshop with power connected.

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Rear Garden:-

West facing, enclosed, low maintenance with patio and decking areas for entertaining purposes, shrub borders, additional water tap and power socket.



Agent's Note:-

A relative of an employee of Fenwicks has an interest in this property.

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