

£350,000

PORTOBELLO GROVE, PORTCHESTER, PO16 8HU



- Two Double Bedrooms
- Entrance Hallway
- Lounge With Harbour Views
- Re-Fitted Kitchen
- Dining Room With Harbour Views
- Modern Shower Room
- UPVC Double Glazed Windows
- Gas Central Heating
- Driveway & Garage/Workshop
- Generous Garden With Harbour Views

Portchester Office

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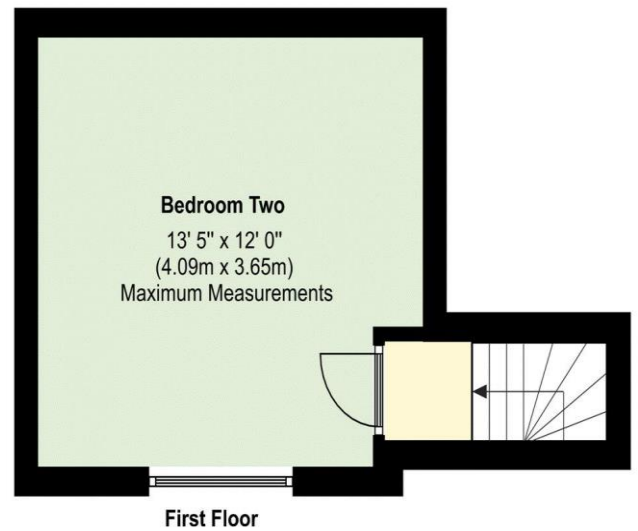
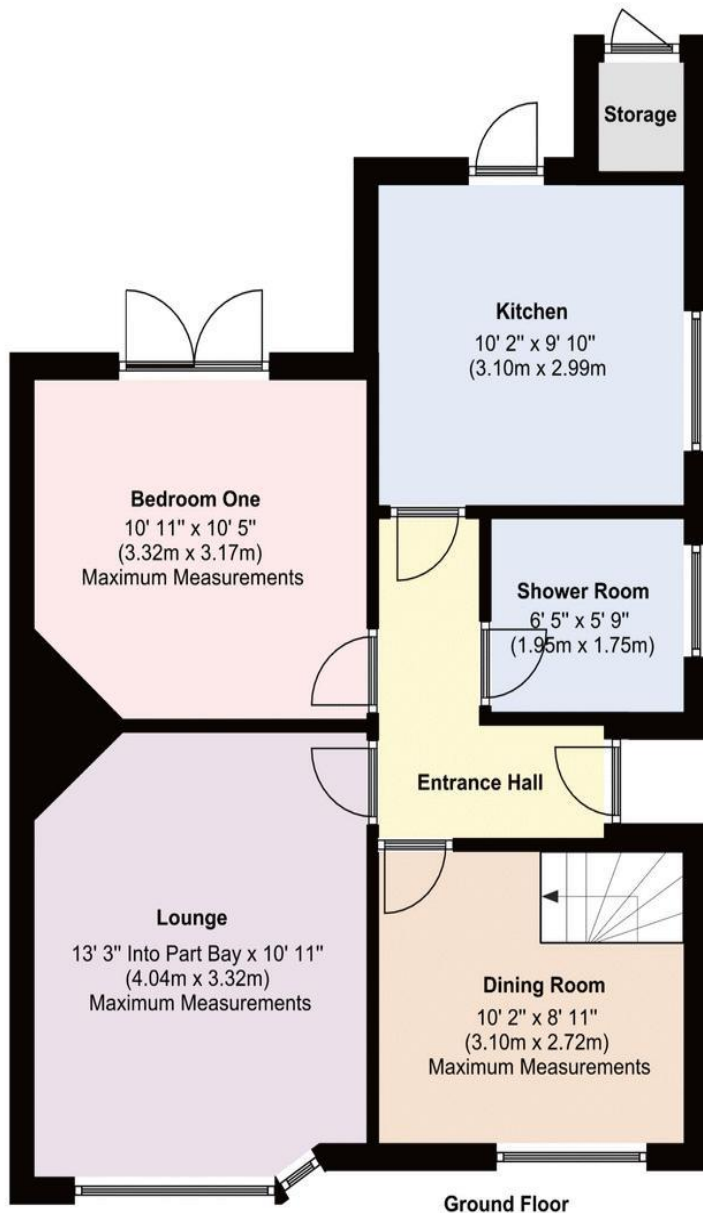
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2691

Council Tax Band: C

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



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The Accommodation Comprises:-

Covered entrance and part double glazed composite front door into:

Entrance Hall:-

Coving to flat ceiling. Replacement doors to:

Lounge:-

13' 3" Into Part Bay x 10' 11" (4.04m x 3.32m) Maximum Measurements

UPVC double glazed part bay window to front elevation with views towards Portsmouth Harbour, radiator, TV aerial point and coving to flat ceiling.



Kitchen:-

10' 2" x 9' 10" (3.10m x 2.99m)

UPVC double glazed window to side elevation with fitted blinds, re-fitted range of modern matching base, eye level and larder style soft close units incorporating corner carousel sections, roll top worksurfaces, single bowl sink unit with mixer tap, part tiled walls, matching cupboard housing gas central heating boiler, built-in eye level oven, induction hob with decorative splashback and extractor canopy above, integrated fridge/freezer, space and plumbing for washing machine, space for tumble dryer, wood effect laminate flooring, coving to flat ceiling with LED lighting and UPVC part double glazed door leading to the rear garden.



Dining Room:-

10' 2" x 8' 11" (3.10m x 2.72m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, stairs to first floor, radiator, under stairs storage, cupboard housing meters and coving to flat ceiling.

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Bedroom One:-

10' 11" x 10' 5" (3.32m x 3.17m) Maximum Measurements

UPVC double glazed double opening French doors with fitted blinds overlooking and accessing the rear garden, radiator and coving to flat ceiling.



Shower Room:-

6' 5" x 5' 9" (1.95m x 1.75m)

Opaque UPVC double glazed window to side elevation, modern re-fitted suite comprising: double width walk-in shower with mains rainwater shower and hand held shower attachment, wash hand basin inset vanity unit with mixer tap, close coupled WC, tiled walls, chrome heated towel rail, wood effect laminate flooring, extractor and flat ceiling with spotlighting inset.



First Floor:-

Door to:

Bedroom Two:-

13' 5" x 12' 0" (4.09m x 3.65m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, flat and sloping ceiling, radiator and access to eaves storage.



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View From Bedroom Two:-



Outside:-

Front garden area with lawn section and flower beds to borders, low brick retaining wall and wooden gate to rear garden. Driveway to side for off street parking leads to:

Garage/Workshop:-

Up and over door, window and power connected.

Rear Garden:-

Enclosed, generous size, patio areas for entertaining purposes, storage sheds (to remain), lawn, borders with flowers, plants and shrubs inset and Harbour views from top tier of the garden.



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