

£395,000

THE LEAWAY, PORTCHESTER, PO16 8PH



- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Bi-Folding Doors Leading To The Garden
- Modern Re-Fitted Shower Room
- Double Glazed Windows
- Gas Central Heating
- South Facing Landscaped Rear Garden
- Block Paved Off Street Parking
- Central Location
- EPC: D/65

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

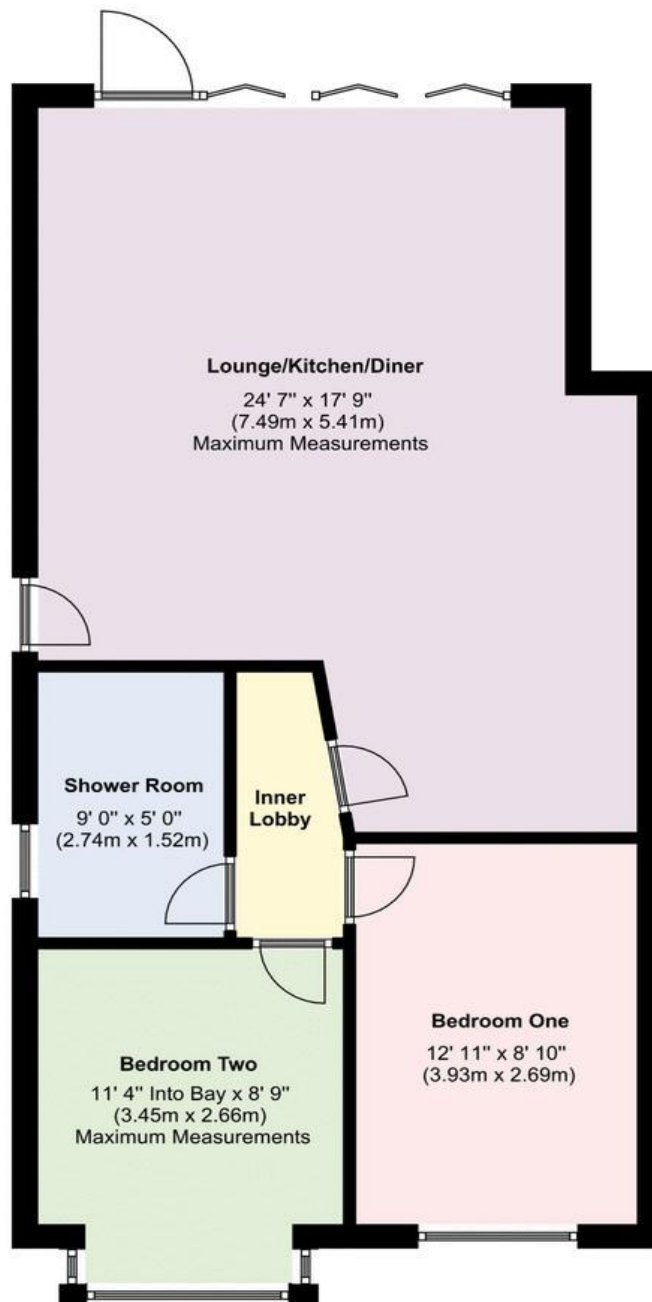
www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2693

Council Tax Band: C

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

Part double glazed front door into:

Lounge/Kitchen/Diner:-

24' 7" x 17' 9" (7.49m x 5.41m) Maximum Measurements



Kitchen Area:-

Re-fitted attractive range of modern base, eye level and larder style soft close units, porcelain worktops, single bowl sink with mixer tap, part tiled walls, built-in fridge/freezer, integrated dishwasher and washing machine, eye level oven with combi microwave above, contrasting island unit with matching worktops, induction hob and additional storage below.



Lounge/Dining Area:-

Aluminium bi-folding doors overlooking and accessing the rear garden, space for table and chairs, three contemporary radiators, wood effect laminate flooring throughout and flat ceiling with spotlighting inset. Door to:



Inner Lobby:-

Contemporary radiator, tiled flooring, access to loft via loft ladder and flat ceiling with spotlighting inset. Doors to:

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Bedroom One:-

12' 11" x 8' 10" (3.93m x 2.69m)

UPVC double glazed window to front elevation with fitted shutter blinds, contemporary radiator and flat ceiling with spotlighting inset.



Bedroom Two:-

11' 4" Into Bay x 8' 9" (3.45m x 2.66m) Maximum Measurements

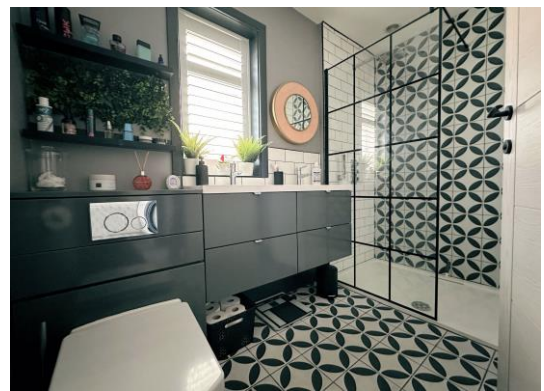
UPVC double glazed bay window to front elevation with fitted shutter blinds, contemporary radiator and flat ceiling with spotlighting inset.



Shower Room:-

9' 0" x 5' 0" (2.74m x 1.52m)

Opaque UPVC double glazed window to side elevation with fitted shutter blinds, modern re-fitted suite comprising: double width shower cubicle with rainwater shower and handheld shower attachment, WC with concealed cistern and shelf above, wall hung vanity units with his 'n' hers wash hand basins inset and mixer taps, part tiled walls with shelf inset, contemporary heated towel rail, tiled flooring, mirror light (to remain), extractor and flat ceiling with spotlighting inset.



Outside:-

Block paved off street parking, driveway and brick retaining wall. Wooden gate gives pedestrian access to:



Rear Garden:-

South facing, patio and block paved area with space for table and chairs for socialising and entertaining purposes, outside power sockets, AstorTurf central lawn section, mature shrubs and plants to borders, outside lighting and wooden shed (to remain).

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

