

## £285,000

### WALTHAM CLOSE, PORTCHESTER, PO16 8EQ



- Two Double Bedrooms
- Entrance Porch
- 18' Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Enclosed Low Maintenance Rear Garden
- No Onward Chain
- EPC: C/74

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

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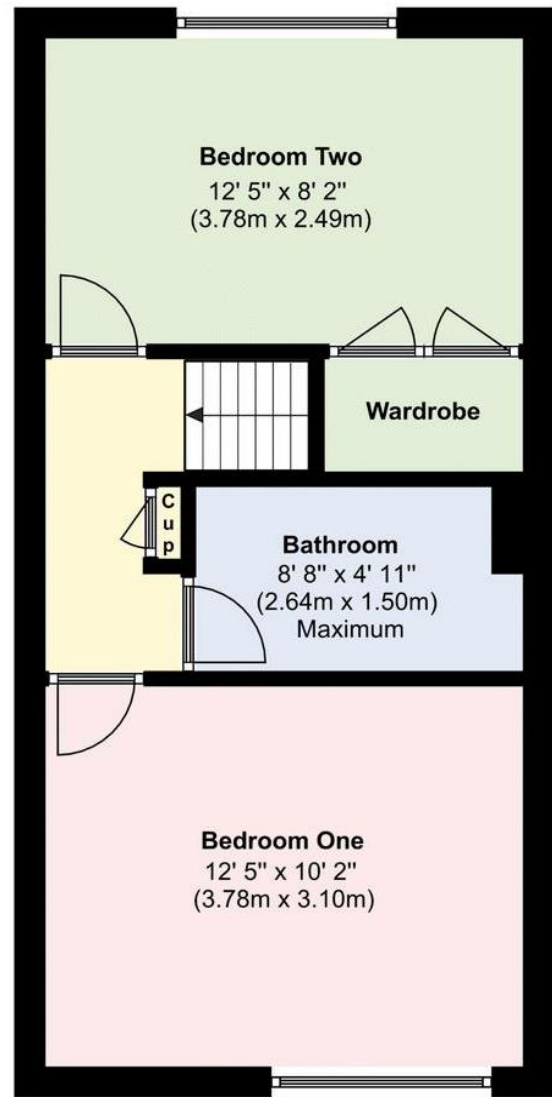
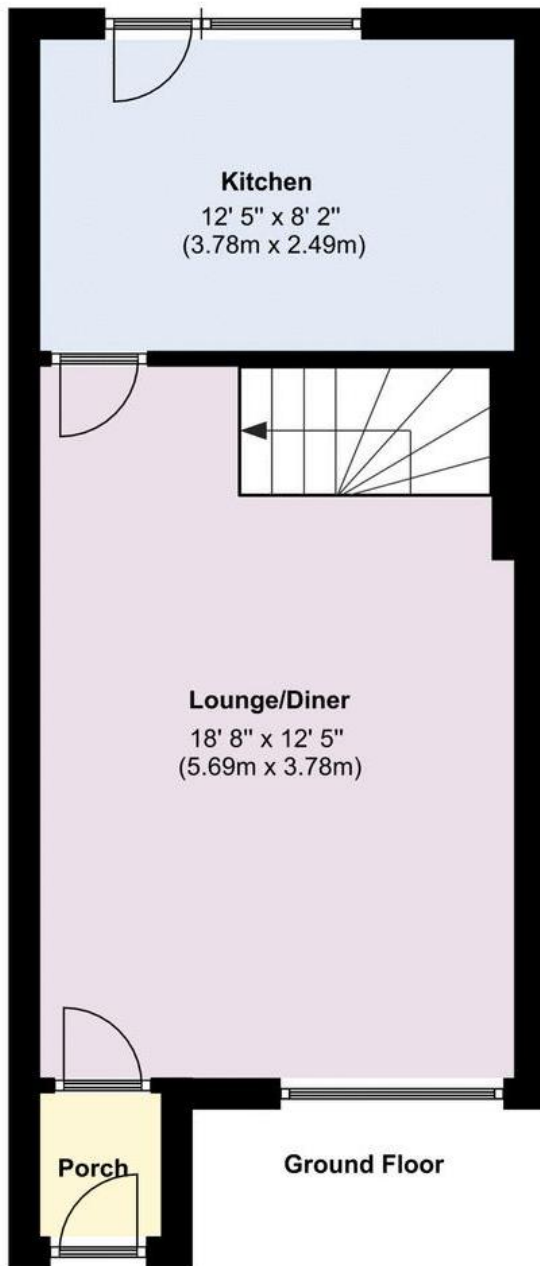


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2696

Council Tax Band: B

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:-

Wood effect tiled flooring and flat ceiling. Glazed internal door to:

### Lounge/Diner:-

18' 8" x 12' 5" (5.69m x 3.78m)

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, two radiators, continuation of wood effect tiled flooring, space for table and chairs, TV aerial point, stairs to the first floor, under stairs storage cupboard, display shelving and coving to flat ceiling. Glazed door to:



### Kitchen:-

12' 5" x 8' 2" (3.78m x 2.49m)

UPVC double glazed window to rear elevation overlooking the garden, fitted range of matching base and eye level storage units, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in double oven, gas hob with splashback and concealed extractor over, space and plumbing for washing machine, space for tumble dryer, recess for fridge/freezer, wall mounted gas central heating boiler, radiator, coving to flat ceiling and UPVC part double glazed door to garden.



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## First Floor Landing:-

Built-in storage cupboard, coving to flat ceiling and access to loft.  
Doors to:

## Bedroom One:-

12' 5" x 10' 2" (3.78m x 3.10m)

UPVC double glazed window to front elevation with views towards Portsmouth Harbour and beyond, radiator, wood effect laminate flooring and coving to flat ceiling.



## Bedroom Two:-

12' 5" x 8' 2" (3.78m x 2.49m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in over stairs wardrobe and coving to flat ceiling.

## Bathroom:-

8' 8" x 4' 11" (2.64m x 1.50m) Maximum Measurements

White suite comprising: panelled bath with mixer tap and handheld shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls, radiator, extractor and textured ceiling with spotlighting inset.



## Outside:-

Low maintenance block paved front garden with shrub border.

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## Rear Garden:-

Enclosed, block paved patio area for entertaining purposes, water tap, steps lead to Astro turf lawn, slate chipped borders and wooden gate to rear for pedestrian access.



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