

OFFERS IN EXCESS OF £325,000

PORTOBELLO GROVE, PORTCHESTER, PO16 8HU



- Two Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen with Harbour Views
- Conservatory
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Garage/Workshop
- Enclosed West Facing Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

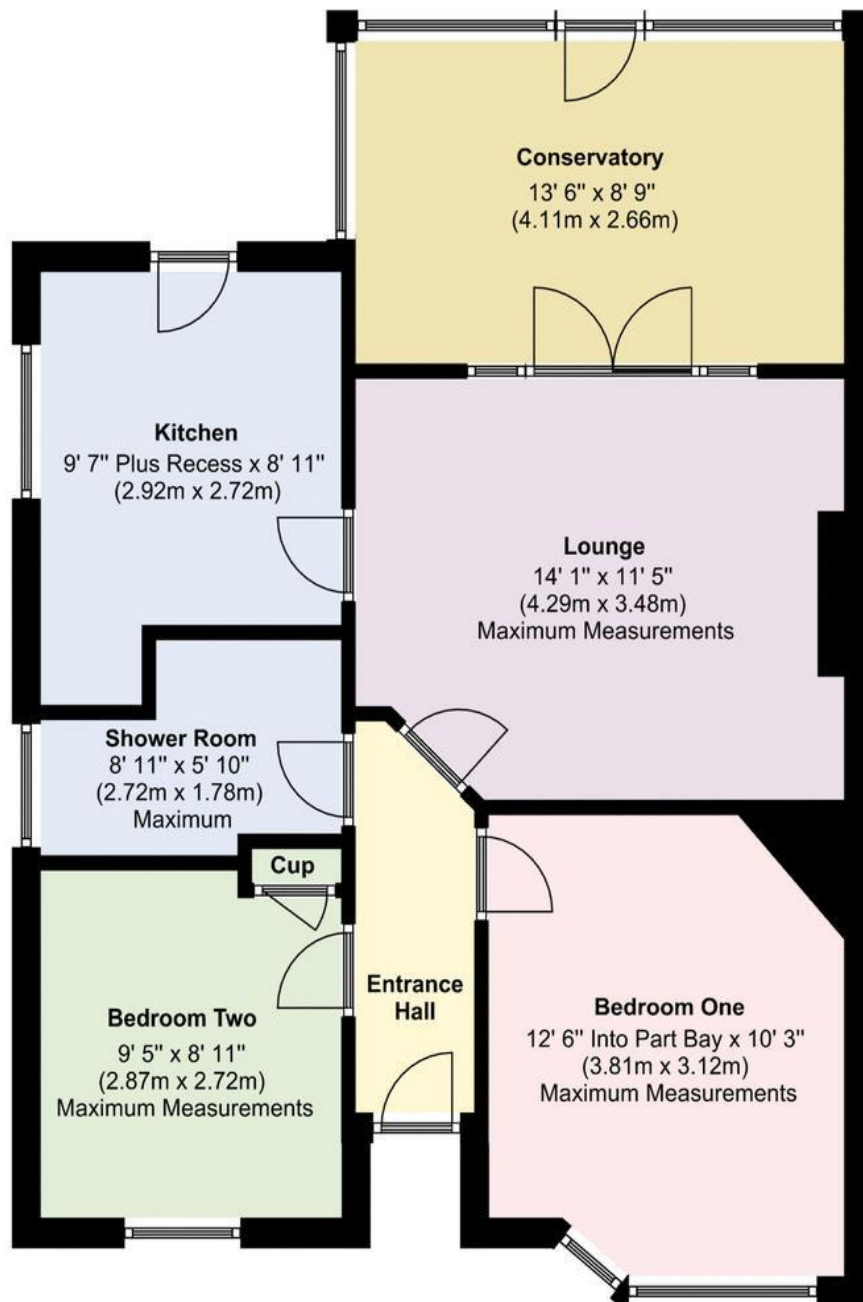
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Property Reference: P2694

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

Covered entrance with UPVC part double glazed front door into:

Entrance Hall:-

Radiator and coving to textured ceiling with access to the loft via fitted ladder. Doors to:

Lounge:-

14' 1" x 11' 5" (4.29m x 3.48m) Maximum Measurements

Feature fireplace, radiator, TV aerial point, coving to textured ceiling with central ceiling rose and lead light double doors with matching side panels leading to conservatory. Further door to:



Kitchen:-

9' 7" Plus Recess x 8' 11" (2.92m x 2.72m)

UPVC double glazed window to side elevation with views towards Portsmouth Harbour, fitted range of matching base, eye level and glass display storage units, roll top worksurfaces, two and a half bowl sink unit with mixer tap, part tiled walls, built-in oven and hob with concealed extractor over, recess for fridge/freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, radiator, coving to textured ceiling and UPVC part double glazed door to rear garden.



Conservatory:-

13' 6" x 8' 9" (4.11m x 2.66m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, space for table and chairs and power connected.

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Bedroom One:-
12' 6" Into Part Bay x 10' 3" (3.81m x 3.12m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator, fitted bedroom furniture (to remain) and coving to textured ceiling with spotlighting inset.



Bedroom Two:-
9' 5" x 8' 11" (2.87m x 2.72m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in storage cupboard and coving to textured ceiling.



Shower Room:-
8' 11" x 5' 10" (2.72m x 1.78m) Maximum Measurements

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



Outside:-

Paved low maintenance front garden with shrubs, flowers and plants inset. Double opening wrought iron gates allowing off street parking and leading to:

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Garage/Workshop:-

Up and over door, power connected and rear courtesy door.

Rear Garden-

West facing, enclosed, patio area for entertaining purposes, water tap, lawn area with established shrubs, flowers and plants to borders, wooden shed (to remain) and built-in brick storage.



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