

£369,995

GROVE AVENUE, PORTCHESTER, PO16 9EX



- Three Bedrooms
- Entrance Hallway
- Sitting Room
- Separate Dining Room
- Kitchen
- Lean-To-Conservatory & Cloakroom
- First Floor Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Off Street Parking
- A Generous West Facing Rear Garden
- Close To Local Amenities

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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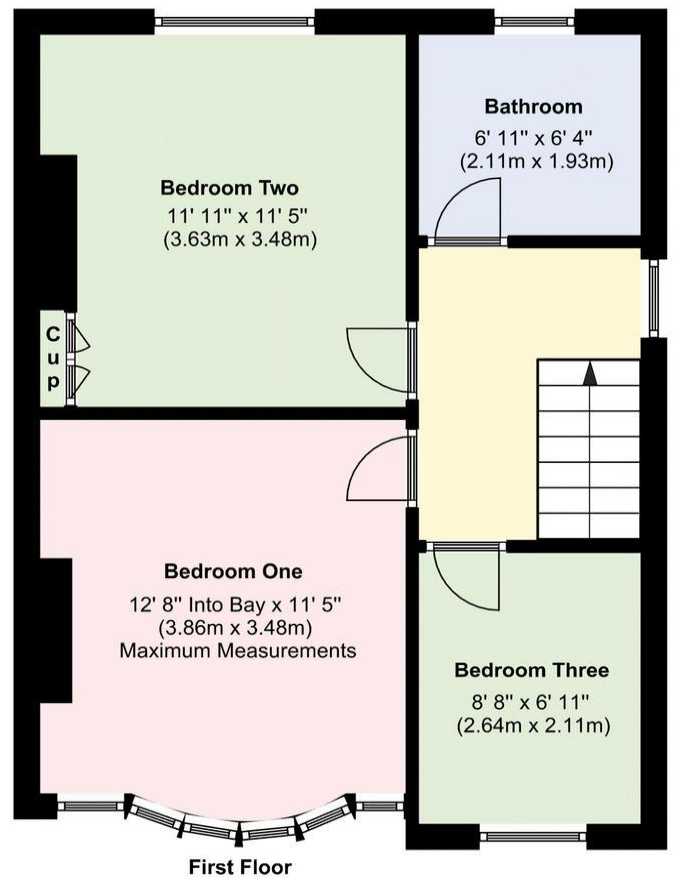
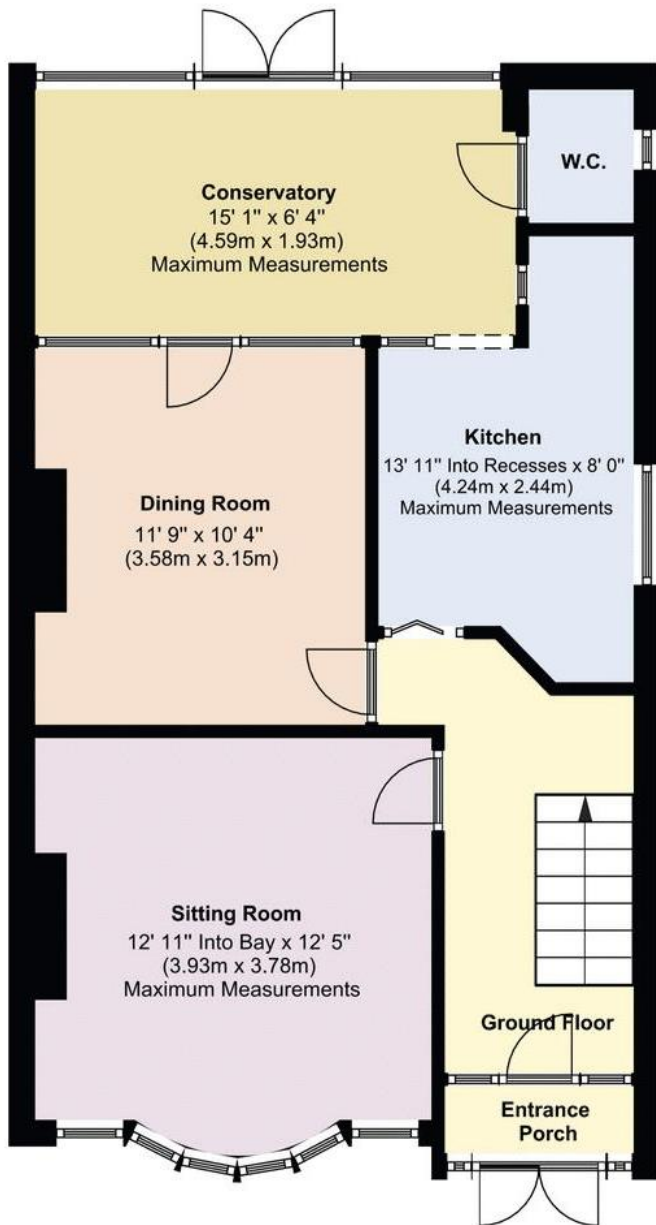
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2695

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 doors with matching side panels into:

Entrance Porch:-

Further glazed wooden door with windows to sides into:

Entrance Hallway:-

Stairs to first floor, radiator, wooden flooring, coving to ceiling and under stairs storage cupboard housing meters, Doors to:

Sitting Room:-

12' 11" Into Bay x 12' 5" (3.93m x 3.78m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, feature fireplace with wood burner inset and tiled hearth, TV aerial point and coving to flat ceiling.



Dining Room:-

11' 9" x 10' 4" (3.58m x 3.15m)

Feature wooden fireplace with tiled inset and hearth, TV aerial point, radiator, reclaimed wooden flooring, space for table and chairs, door to conservatory with matching windows to sides, picture rail and flat ceiling.



Kitchen:-

13' 11" Into Recesses x 8' 0" (4.24m x 2.44m) Maximum Measurements

UPVC double glazed window to side elevation, fitted base, eye level and glass display storage units, roll top worksurfaces, single bowl single sink unit with mixer tap, part tiled walls, space for cooker, space for under counter fridge, walk-in larder cupboard with glazed window and housing the gas central heating boiler, tiled flooring and flat ceiling. Walkway with window to side into:

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Cloakroom:-

4' 2" x 3' 8" (1.27m x 1.12m)

Opaque UPVC double glazed window to side elevation, flat and sloping ceiling, low level WC, wash hand basin and tiled flooring.

First Floor Landing:-

UPVC double glazed window to side elevation, picture rail and flat ceiling. Doors to:

Bedroom One:-

12' 8" Into Bay x 11' 5" (3.86m x 3.48m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, picture rail and flat ceiling.



Conservatory:-

15' 1" x 6' 4" (4.59m x 1.93m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, radiator and tiled flooring. Further door to:

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Bedroom Two:-
11' 11" x 11' 5" (3.63m x 3.48m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, feature tiled fireplace, radiator, built-in wardrobe, picture rail and flat ceiling.



Bathroom:-
6' 11" x 6' 4" (2.11m x 1.93m)

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, close coupled WC, tiled walls, wooden flooring, flat ceiling and access to loft.



Bedroom Three:-
8' 8" x 6' 11" (2.64m x 2.11m)

UPVC double glazed window to front elevation, radiator and flat ceiling.



Outside:-

Double opening wrought iron gates to front leading to off street parking, shrub borders and mature hedging. Wooden gate allows side pedestrian access to:

Rear Garden:-

West facing, generous size, patio area for entertaining purposes, an original coal shed, mature trees and shrubs, water tap and brick built workshop with space and plumbing for washing machine and power connected.

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