

## £164,995

### HAWKWELL, PORTCHESTER, PO16 8BA



- One Double Bedroom
- Entrance Lobby
- Lounge
- Fitted Kitchen With Built In Appliances
- Bathroom
- Gas Central Heating
- Double Glazing
- Allocated Parking Space
- Front Garden Area With Patio
- Cul-De-Sac Location

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

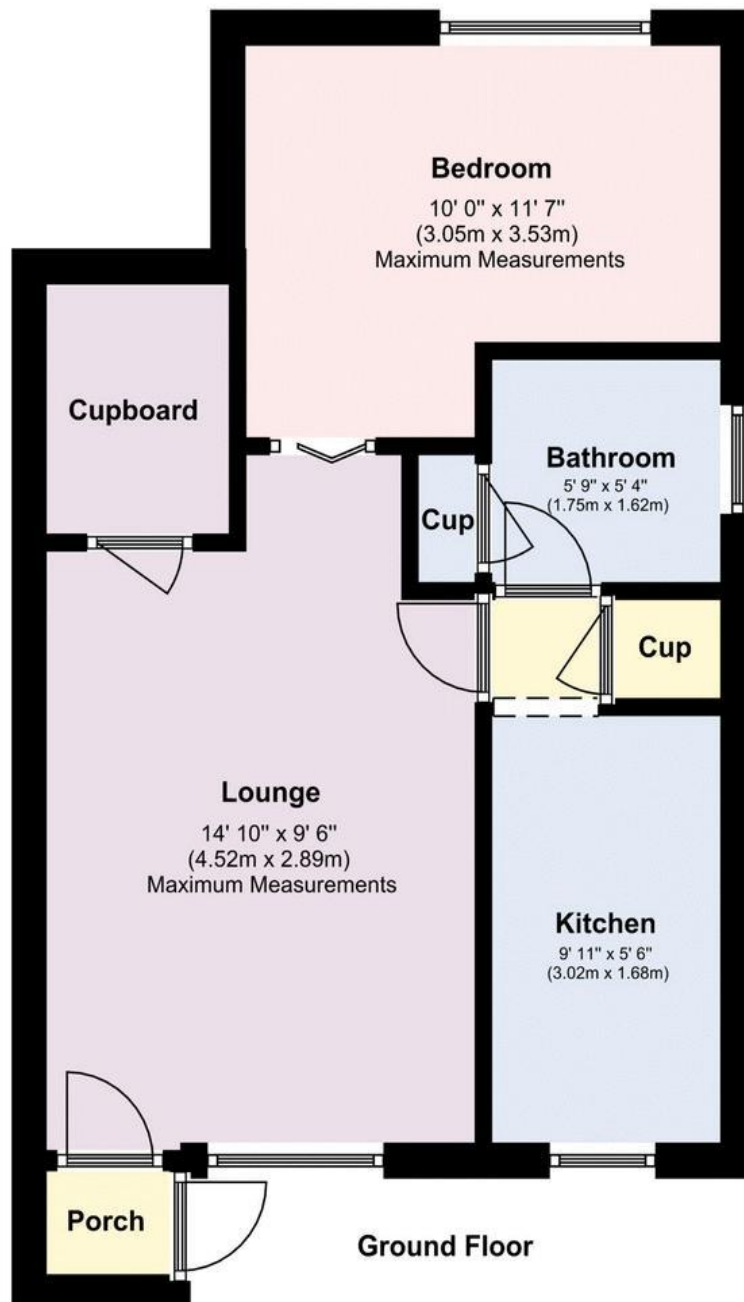
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2700

Council Tax Band: A

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



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## The Accommodation Comprises:-

Part double glazed replacement composite front door into:

## Entrance Lobby:-

Gas meter and flat ceiling. Further part glazed door into:

## Lounge:-

14' 10" x 9' 6" (4.52m x 2.89m) Maximum Measurements

Replacement UPVC double glazed window to front elevation, radiator, TV aerial point, storage cupboards and textured ceiling. Doors to:



## Inner Lobby:-

Textured ceiling and built in storage/airing cupboard housing the gas central heating boiler. Walkway and door to:

## Kitchen:-

9' 11" x 5' 6" (3.02m x 1.68m)

UPVC double glazed window to front elevation, fitted range of matching base and eye level storage cupboards, roll top work surfaces, circular single bowl sink unit with mixer tap, part tiled wall, built-in electric oven and hob, space and plumbing for washing machine, recess for fridge/freezer and textured ceiling.



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**Bedroom:-**  
10' 0" x 11' 7" (3.05m x 3.53m) Maximum Measurements

UPVC double glazed window to rear elevation, radiator and textured ceiling.



**Bathroom:-**  
5' 9" x 5' 4" (1.75m x 1.62m)

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath, close coupled WC and pedestal wash hand basin, part tiled walls, chrome heated towel rail, built-in storage cupboard, wood effect laminate flooring and textured ceiling.



**Outside:-**

Open plan front garden laid to lawn, side patio area for entertaining purposes, wooden shed (to remain), water tap and outside storage cupboard housing electric meter.



**Agents Note:-**

The property benefits from an extended lease with 149 years remaining from the 17th June 2020 and peppercorn ground rent and maintenance.

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