

£250,000

CHELTENHAM ROAD, PAULSGROVE, PORTSMOUTH, PO6 3PZ



- Two Double Bedrooms
- Entrance Hall
- Lounge
- Kitchen/Diner
- Downstairs Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Enclosed Rear Garden With Outbuilding
- Close To Transport Links & QA Hospital

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

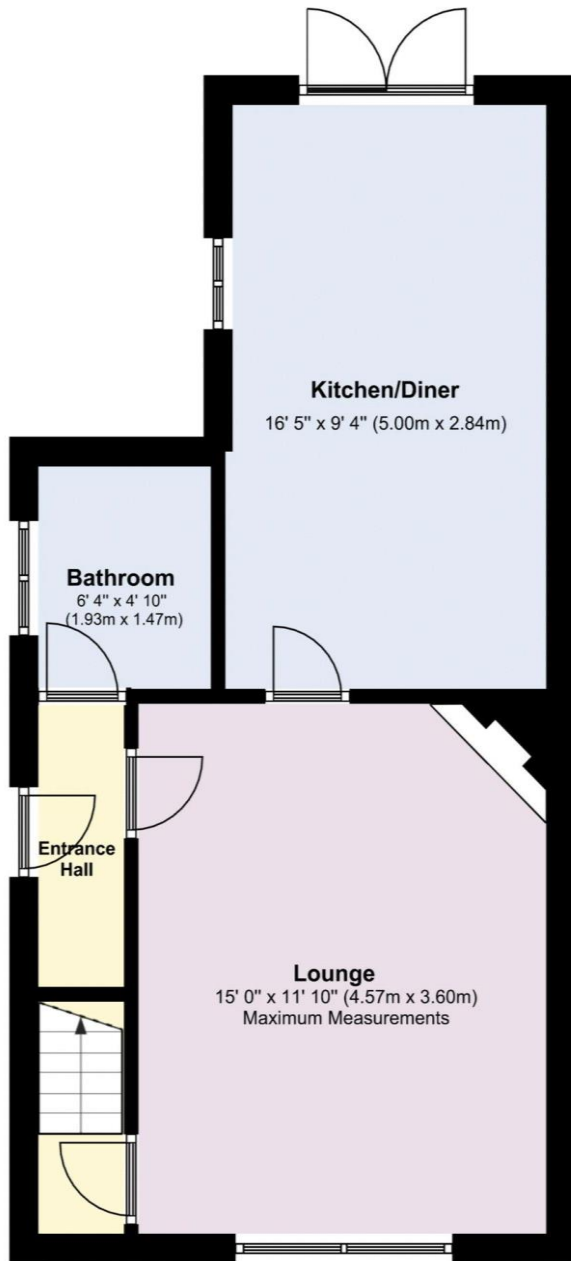
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

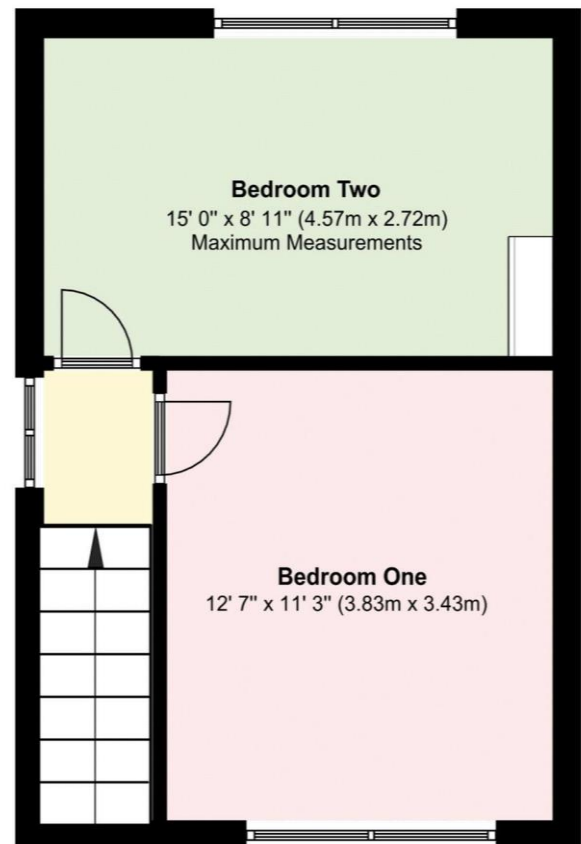
Property Reference: P2699

Council Tax Band: A

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



Ground Floor



First Floor

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The Accommodation Comprises:-

UPVC part double glazed composite front door into:

Entrance Lobby:-

Flat ceiling and wood effect laminate flooring. Doors to:

Lounge:-

15' 0" x 11' 10" (4.57m x 3.60m)

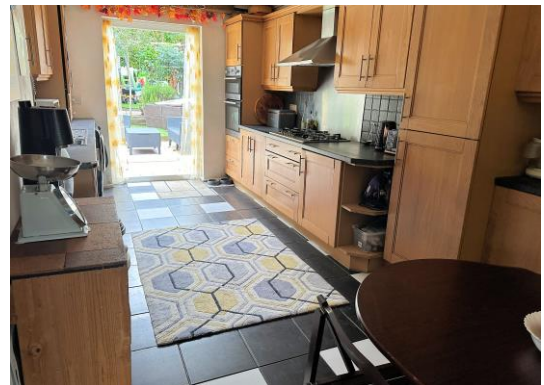
Double glazed window to front elevation, wood burner, wood effect laminate flooring, internal door with stairs to first floor, radiator and flat ceiling. Further door to:



Kitchen/Diner:-

16' 5" x 9' 4" (5.00m x 2.84m)

A dual aspect room with double glazed window to side elevation, fitted base and eye level storage units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in electric oven and grill, gas hob with extractor canopy, integrated dishwasher, built-in fridge/freezer, wall mounted combi gas central heating boiler, space for table and chairs, tiled flooring, radiator, flat ceiling and double glazed doors to rear garden.



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Bathroom:-

6' 4" x 4' 10" (1.93m x 1.47m)

Opaque double glazed window to side elevation, suite comprising panelled bath with electric shower, pedestal wash hand basin, closed coupled WC, tiled flooring, flat ceiling and radiator.



Outside:-

Block paved driveway to front with off road parking via dropped kerb and low maintenance shrub borders. Wooden gate and side pedestrian access leads to:

First Floor Landing:-

Double glazed window to side elevation and flat ceiling. Doors to:

Bedroom One:-

12' 7" x 11' 3" (3.83m x 3.43m)

Double glazed window to front elevation, radiator, wood effect laminate flooring and flat ceiling.



Rear Garden:-

Enclosed, decking area for entertaining purposes, AstroTurf lawn, shrub borders and log cabin with doors, window and power connected.

Bedroom Two:-

15' 0" x 8' 11" (4.57m x 2.72m)

Double glazed window to rear elevation overlooking the garden, wood effect laminate flooring, radiator, flat ceiling and access to loft.



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