

£335,000

VINCENT GROVE, PORTCHESTER, PO16 9RS



- Three Bedrooms
- Entrance Hallway
- Lounge
- Extended Fitted Kitchen/Diner
- Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Enclosed South Facing Garden
- Garage/Workshop
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

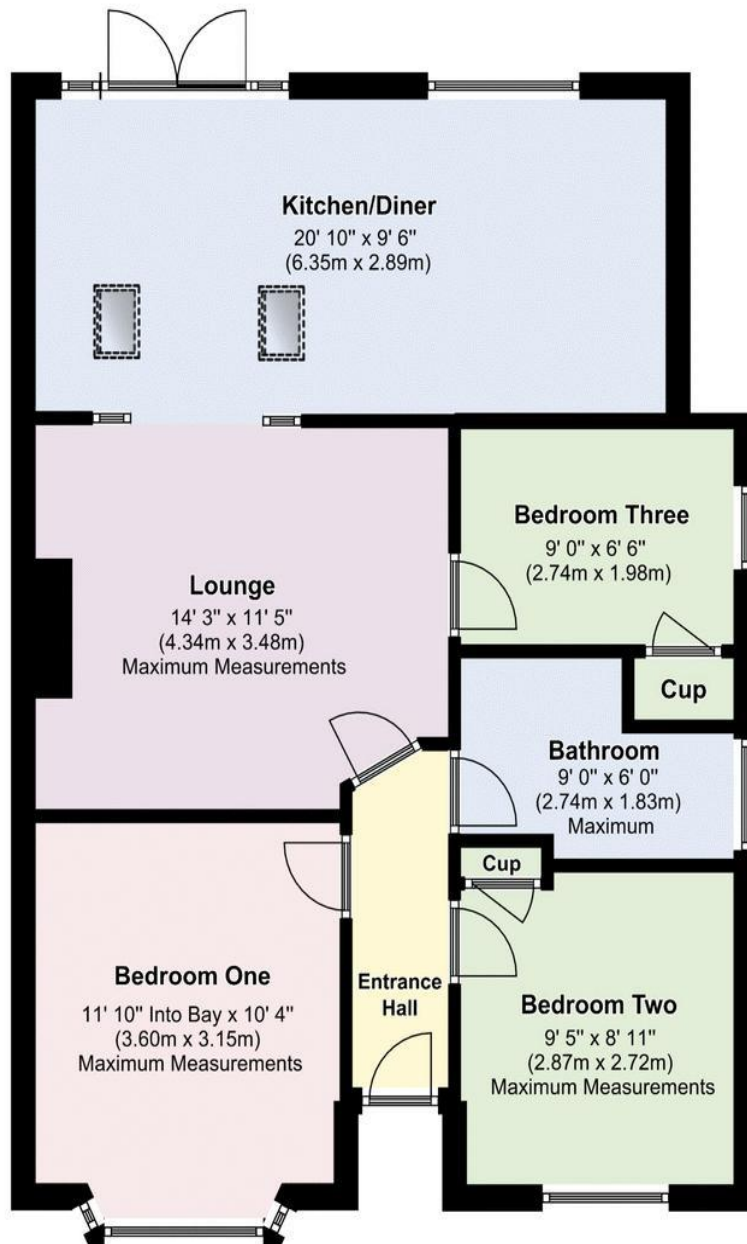
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property Reference: P2701

Council Tax Band: C

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



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The Accommodation Comprises:-

Covered entrance with part double glazed composite front door into:

Entrance Hall:-

Radiator and coving to textured ceiling. Doors to:

Lounge:-

14' 3" x 11' 5" (4.34m x 3.48m) Maximum Measurements

Radiator, TV aerial point, coving to flat ceiling and door to bedroom three. Walkway with glazed side panels into:



Kitchen/Diner:-

20' 10" x 9' 6" (6.35m x 2.89m)



Kitchen Area:-

UPVC double glazed window to rear elevation overlooking the garden, modern matching base and eye level units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker with extractor canopy over, space and plumbing for washing machine, recess for tall fridge/freezer, wood effect laminate flooring and coving to flat ceiling with spotlighting inset.



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Dining Area:-

UPVC double glazed doors with matching side panels overlooking and accessing the rear garden, space for table and chairs, radiator, wood effect laminate flooring and continuation of coving to flat ceiling with spotlighting and twin Velux skylight windows inset.



Bedroom One:-

11' 10" Into Bay x 10' 4" (3.60m x 3.15m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator and coving to textured ceiling.



Bedroom Two:-

9' 5" x 8' 11" (2.87m x 2.72m) Maximum Measurements

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



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Bedroom Three:-

9' 0" x 6' 6" (2.74m x 1.98m)

UPVC double glazed window to side elevation, radiator, coving to flat ceiling and built-in storage cupboard housing gas central heating boiler and meters.



Bathroom:-

9' 0" x 6' 0" (2.74m x 1.83m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, shower screen, pedestal wash hand basin, close coupled WC, part tiled walls, radiator, textured ceiling and access to loft via fitted ladder.



Outside:-

Open plan front garden, laid mainly to lawn with potential for off street parking (stpp). Side access leads to the garage/workshop and wooden gate to rear garden.

Garage/Workshop:-

Brick built and detached with up and over door, power connected and double glazed window and courtesy door to the rear garden.

Rear Garden:-

South facing, enclosed south facing, patio area for socialising and entertaining purposes, remainder laid to lawn with shrubs and bushes to borders.



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