

## £265,000

WORDSWORTH AVENUE, POETS CORNER, PO6 4PL



- Three Bedrooms
- Entrance Hallway
- Lounge
- Kitchen/Diner Overlooking & Accessing The Garden
- First Floor Shower Room
- Double Glazed Windows
- Enclosed Rear Garden
- Well Maintained Throughout
- Established Residential Location
- No Chain Ahead

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

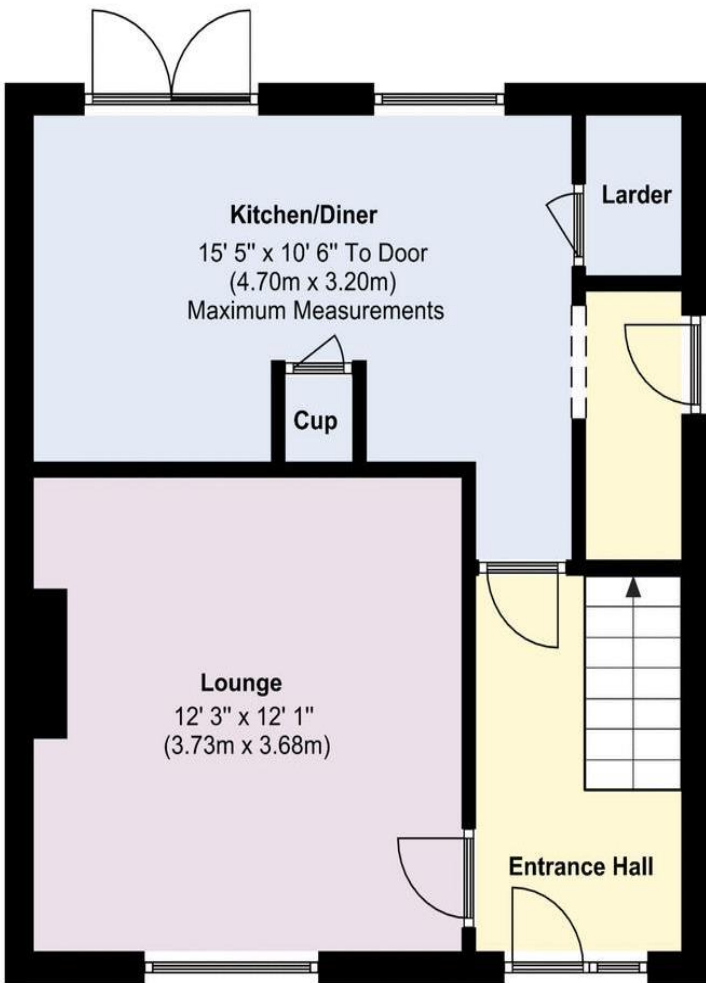
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Property Reference: P2702

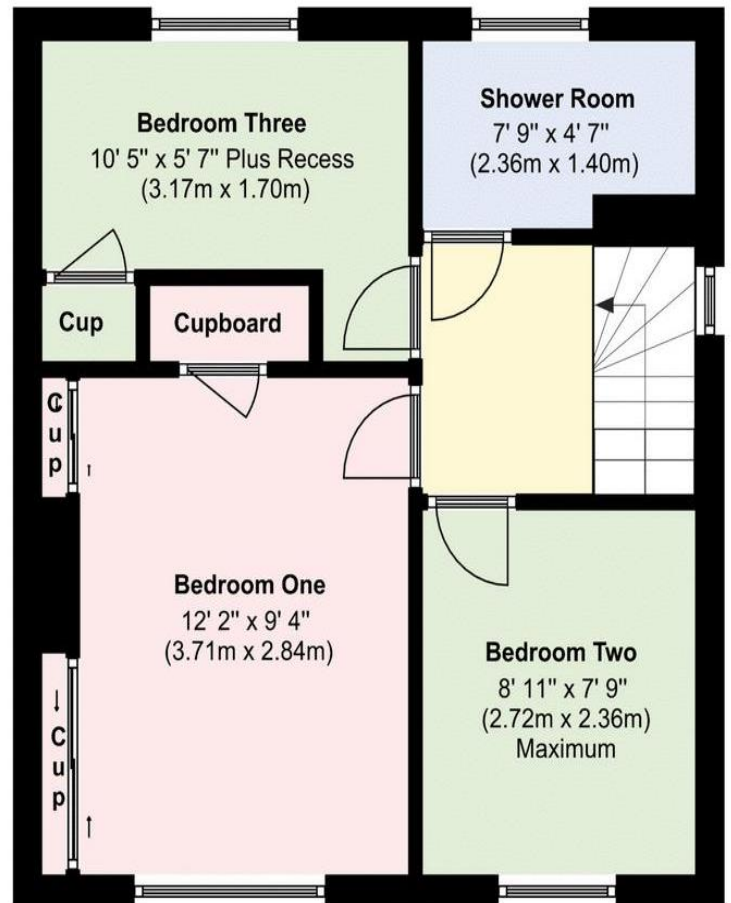
Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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 front door with matching side panel into:

### Entrance Hall:-

Stairs to first floor, wall mounted gas heater and wood effect laminate flooring. Doors to:

### Lounge:-

12' 3" x 12' 1" (3.73m x 3.68m)

UPVC double glazed window to front elevation, fireplace with wooden surround, storage units to sides and above, TV aerial point, picture rail and wood effect laminate flooring.



### Kitchen/Diner:-

15' 5" x 10' 6" To Door (4.70m x 3.20m) Maximum Measurements

UPVC double glazed window and French doors overlooking and accessing the rear garden, fitted range of matching base and eye level storage units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, water heater, built-in electric oven with gas hob above and extractor over, space for table and chairs, walk-in larder cupboard with space and plumbing for washing machine, further cupboard housing meters, wood effect laminate flooring, coving to ceiling and under stairs storage area with further UPVC double glazed door giving side access to garden.



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### Bedroom Two:-

8' 11" x 7' 9" (2.72m x 2.36m) Maximum Measurements

UPVC double glazed window to front elevation and wood effect laminate flooring.



### Bedroom Three:-

10' 5" x 5' 7" Plus Recess (3.17m x 1.70m)

UPVC double glazed window to rear elevation overlooking the garden, built-in airing cupboard and wood effect laminate flooring.

### First Floor Landing:-

UPVC double glazed window to side elevation, wood effect laminate flooring and access to loft. Doors to:

### Bedroom One:-

12' 2" x 9' 4" (3.71m x 2.84m)

UPVC double glazed window to front elevation, built-in wardrobes, additional storage cupboard and wood effect laminate flooring.

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**Shower Room:-**  
7' 9" x 4' 7" (2.36m x 1.40m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: double width shower cubicle with Triton electric shower, pedestal wash hand basin, close coupled WC, tiled walls, wood effect laminate flooring, extractor fan and spotlighting inset ceiling.



**Outside:-**

Paved low maintenance front garden, low level brick retaining wall and mature hedging. Wooden gate gives side pedestrian access to:

**Rear Garden:-**

Enclosed, raised decking for entertaining purposes, laid mainly to lawn, pathway to rear, water tap, storage shed and raised borders with plants, flowers and shrubs inset.



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