

£289,950

NEWTOWN, PORTCHESTER, PO16 8BE



- Three Bedrooms
- Entrance Hallway
- 17' Lounge
- Kitchen/Breakfast Room
- Conservatory
- Ground Floor Bathroom
- First Floor Cloakroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Off Street Parking
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Property Reference: P2715

Council Tax Band: B

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



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The Accommodation Comprises:-

UPVC part double front door into:

Entrance Hall:-

Stairs to first floor, radiator, cupboard housing the meters and flat ceiling. Doors to:

Lounge:-

17' 5" x 11' 5" (5.30m x 3.48m)

Feature fireplace with gas fire inset, radiator, TV aerial point and coving to flat ceiling. UPVC double glazed sliding patio door to:



Conservatory:-

14' 1" x 10' 5" (4.29m x 3.17m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, wood effect laminate flooring and power connected.



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Kitchen/Breakfast Room:-

11' 3" x 10' 5" (3.43m x 3.17m)

A triple aspect room with UPVC double glazed windows to front and side elevations, fitted range of matching base, eye level and larder style storage cupboards, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, space for table and chairs, tiled flooring, textured ceiling and UPVC double glazed door to garden.



Bathroom:-

8' 2" x 6' 3" (2.49m x 1.90m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls, radiator, under stairs storage cupboard and textured ceiling.



First Floor Landing:-

UPVC double glazed window to side elevation, radiator, textured ceiling and access to loft. Doors to:

Bedroom One:-

11' 4" x 10' 7" (3.45m x 3.22m)

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



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Bedroom Two:-

11' 6" x 9' 2" (3.50m x 2.79m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, twin built-in storage cupboards and textured ceiling with spotlighting inset.



Bedroom Three:-

8' 2" x 7' 11" (2.49m x 2.41m)

UPVC double glazed window to rear elevation overlooking the garden and flat ceiling.



Cloakroom:-

8' 9" x 4' 0" (2.66m x 1.22m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, wall mounted wash hand basin with tiled splashback, close coupled WC and textured ceiling.



Outside:-

Off street parking available to front of property with lawn section to side. Wrought iron gate and side pedestrian access leads to:



Rear Garden:-

Enclosed, low maintenance, patio area for entertaining purposes, water tap, AstroTurf lawn, shrub borders and shed/workshop (to remain).

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