

£365,000

MACAULAY AVENUE, PORTCHESTER, PO6 4NZ



- Three Bedrooms
- Entrance Hall
- Lounge
- Kitchen/Diner
- Family Area
- Utility Room
- Downstairs Cloakroom
- Bath & Shower Room
- Double Glazing
- Gas Central Heating
- Parking To Rear
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

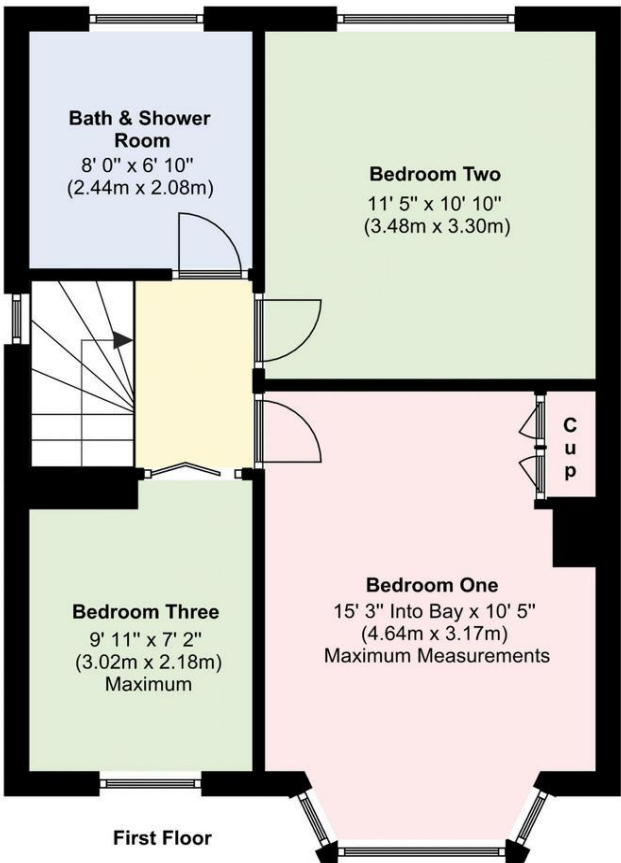
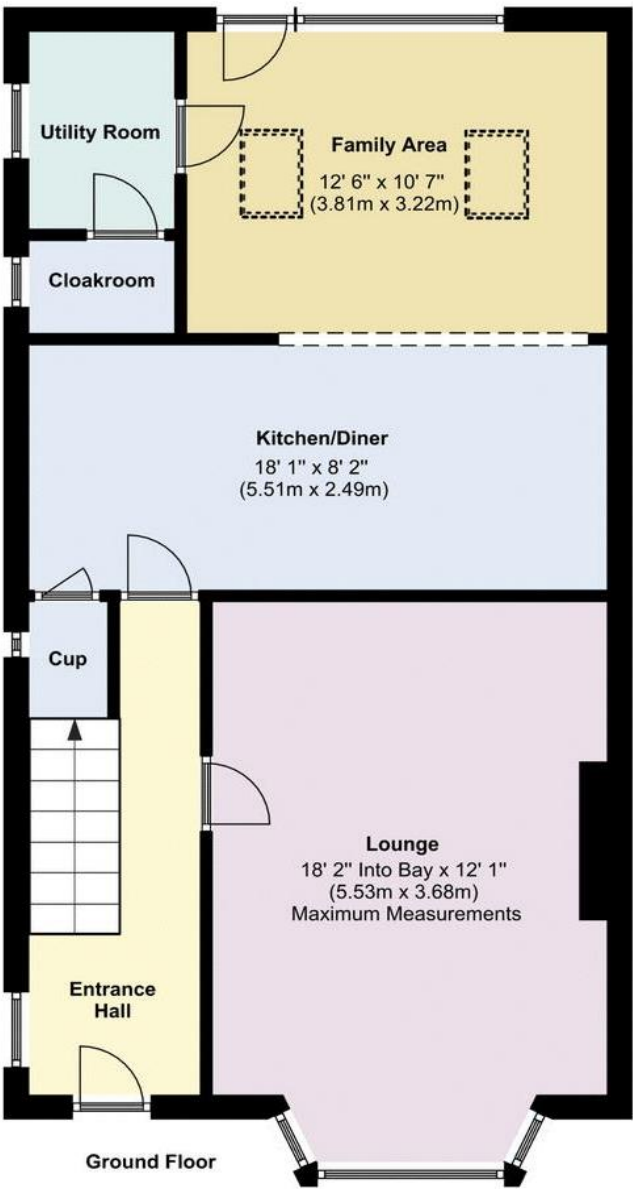
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Property Reference: P2657

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

Covered entrance and double glazed composite front door into:

Entrance Hall:-

Opaque double glazed window to side elevation, stairs to first floor, under stairs cupboard, decorative wall panelling to dado rail height, radiator, wood effect laminate flooring, dado rail and coving to flat ceiling. Part glazed doors to:



Lounge:-

18' 2" Into Bay x 12' 1" (5.53m x 3.68m) Maximum Measurements

Double glazed bay window to front elevation, radiator, TV aerial point, wall lights, feature fireplace with space for electric fire, pictured rail and curving to flat ceiling with central ceiling rose.



Kitchen/Diner:-

18' 1" x 8' 2" (5.51m x 2.49m)

Modern range of fitted base and eye level soft close units with underlighting to wall units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in Neff oven with gas hob above and concealed extractor over, space for fridge/freezer, space for dishwasher, space for table and chairs, radiator, coving to flat ceiling with spotlighting inset and under stairs storage cupboard with shelving and glazed window to side. Walkway to:



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Family Area:-

12' 6" x 10' 7" (3.81m x 3.22m)

Double glazed window and double glazed door overlooking and accessing the rear garden, radiator and flat sloping ceiling with spotlighting and twin Velux windows inset. Door to:



Utility Room:-

6' 11" x 4' 5" (2.11m x 1.35m)

Opaque double glazed window to side elevation, roll top work surface, space and plumbing for washing machine, space for tumble dryer, space for further fridge/freezer and flat ceiling with spotlighting inset. Door to:



Cloakroom:-

4' 5" x 3' 2" (1.35m x 0.96m)

Opaque double glazed window to side elevation, white suite comprising: close coupled WC, wall mounted corner wash hand basin with mixer tap and tiled splash back, extractor fan and flat ceiling with spotlight inset.

First Floor Landing:-

Opaque double glazed window to side elevation, dado rail and access to part boarded loft via fitted ladder with light connected.

Bedroom One:-

15' 3" Into Bay x 10' 5" (4.64m x 3.17m) Maximum Measurements

Double glazed bay window to front elevation, radiator, built-in storage, cupboard and coving to textured ceiling.

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Bedroom Two:-
11' 5" x 10' 10" (3.48m x 3.30m)

Double glazed window to rear elevation overlooking the garden, radiator, picture rail and textured ceiling.



Bedroom Three:-
9' 11" x 7' 2" (3.02m x 2.18m) Maximum Measurements

Double glazed window to front elevation, radiator, picture rail and textured ceiling.



Bath & Shower Room:-
8' 0" x 6' 10" (2.44m x 2.08m)

Opaque double glazed window to rear elevation, suite comprising: tiled panelled bath with mixer tap, corner shower cubicle with Mira electric shower unit, close coupled WC, wash hand basin inset vanity unit with mixer tap, chrome heated towel rail, tiled walls, extractor and flat ceiling with spotlighting inset.

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Outside:-

Landscaped low maintenance front garden with patio area and shingle, low level brick retaining wall and gate, side access with water tap and space for parking to rear. Wooden gate leads to:



Rear Garden:-

Enclosed, patio area, lawn, pathway to rear, further patio with space for table and chairs for socialising and entertaining purposes, raised flower bed, further raised lawn section and wooden shed (to remain).



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