

# Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

## £350,000

### STUBBINGTON AVENUE, PORTSMOUTH, PO2 0JQ



- Three Bedrooms
- Entrance Porch & Entrance Hallway
- 26' Lounge/Diner
- Kitchen
- Conservatory
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Garage
- Enclosed Rear Garden

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

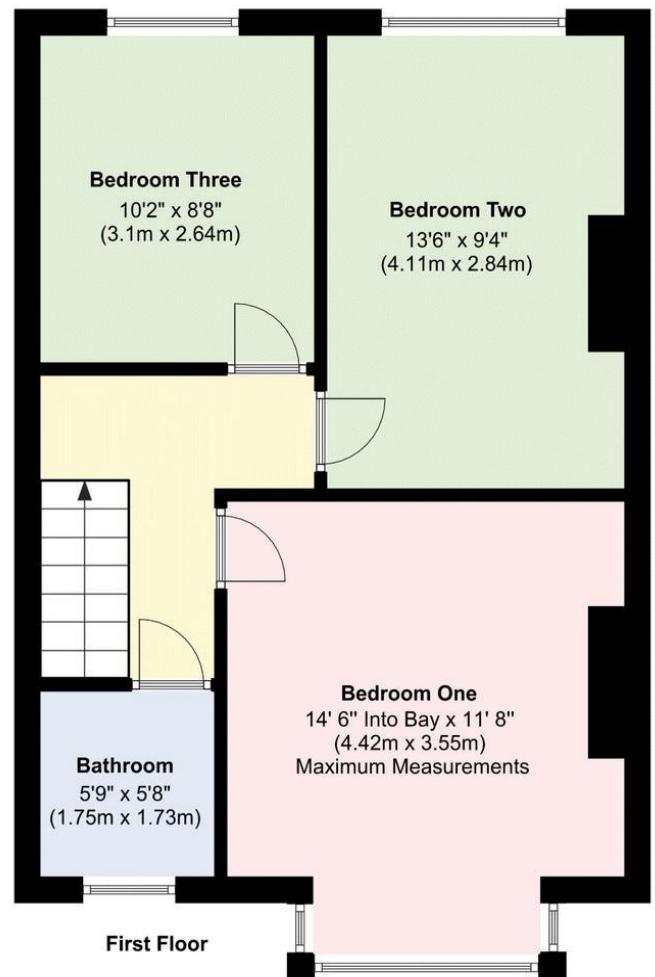
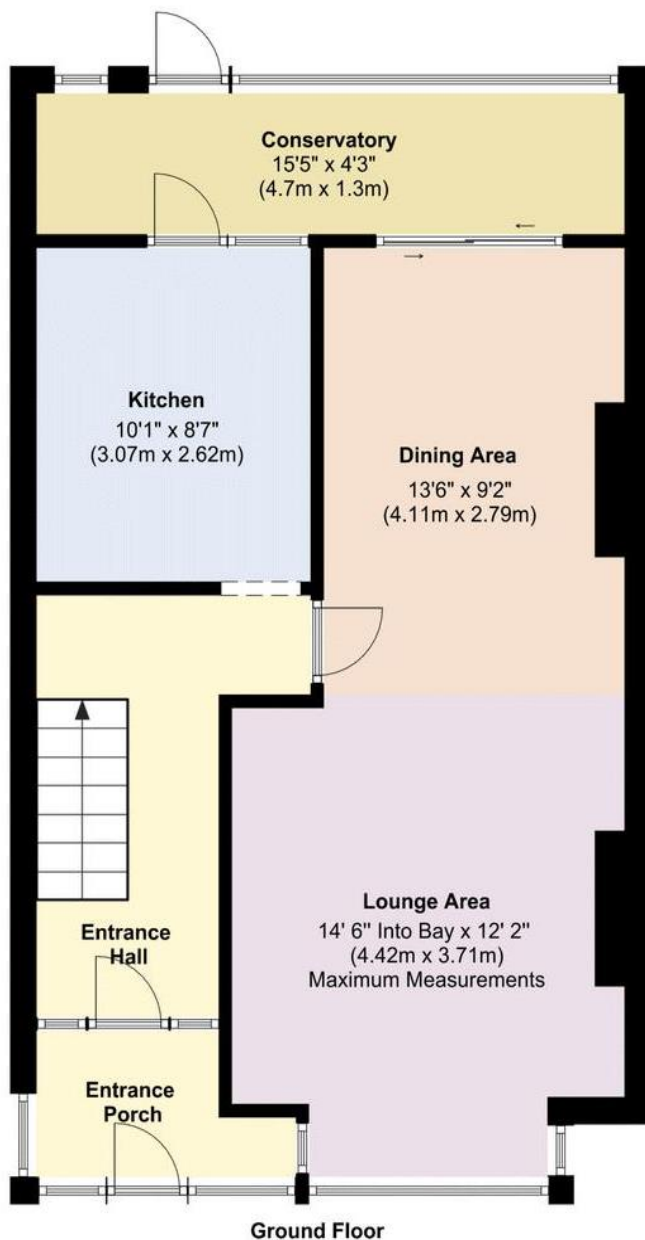


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2756

Council Tax Band: C

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



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## **The Accommodation Comprises:-**

Double glazed front door into:

### **Entrance Porch:-**

Tiled flooring. Composite double glazed door into:

### **Entrance Hall:-**

Stairs to first floor, wood effect laminate flooring, radiator, under stairs storage cupboard housing meters and flat ceiling. Door to:

### **Lounge/Diner:**

26' 2" x 12' 2" (7.97m x 3.71m) Maximum Measurements



### **Lounge Area:-**

14' 6" Into Bay x 12' 2" (4.42m x 3.71m) Maximum Measurements

Double glazed bay window to front elevation, wood effect laminate flooring, feature fireplace with gas fire inset and coving to flat ceiling.



### **Dining Area:-**

13' 6" x 9' 2" (4.11m x 2.79m)

Space for table and chairs, continuation of wood effect laminate flooring, flat ceiling and double glazed sliding doors to conservatory.



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## **Kitchen:-**

10' 1" x 8' 7" (3.07m x 2.61m)

Glazed window to rear elevation, matching range of base, eye level glass display units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor over, space for under counter fridge, radiator and textured ceiling. Glazed door to:



## **Conservatory:-**

15' 5" x 4' 3" (4.70m x 1.29m)

Windows and door overlooking and accessing the rear garden, space and plumbing for washing machine, space for tumble dryer and tiled floor,

## **First Floor Landing:-**

Flat ceiling and access to loft. Doors to:

## **Bedroom One:-**

14' 6" Into Bay x 11' 8" (4.42m x 3.55m) Maximum Measurements

Double glazed bay window to front elevation, radiator and flat ceiling.



## **Bedroom Two:-**

13' 6" x 9' 4" (4.11m x 2.84m)

Double glazed window to rear elevation overlooking the garden, radiator and flat ceiling.



## **Bedroom Three:-**

10' 2" x 8' 8" (3.10m x 2.64m)

Double glazed window to rear elevation overlooking the garden, radiator and flat ceiling.



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## **Bathroom:-**

5' 9" x 5' 8" (1.75m x 1.73m)

Opaque double glazed window to front elevation, suite comprising: panelled bath with electric shower over, shower screen, close coupled WC, pedestal wash hand basin, tiled walls and flat ceiling with spotlighting inset.



## **Garage/Workshop:-**

Electric roller door, power and light connected, window and courtesy door to garden.



## **Rear Garden:-**

Mainly laid to lawn, wooden decking area to rear, water tap, outside power sockets and side gate giving pedestrian access.

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