

OFFERS IN EXCESS OF £175,000

FALCON CLOSE, PORTCHESTER, FAREHAM, PO16 8PL



- Double Bedroom
- Entrance Porch
- Dual Aspect Lounge
- Fitted Kitchen
- First Floor Bathroom
- UPVC Double Glazed Windows
- Electric Heating
- Allocated Parking Space
- Small Open Plan Front Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

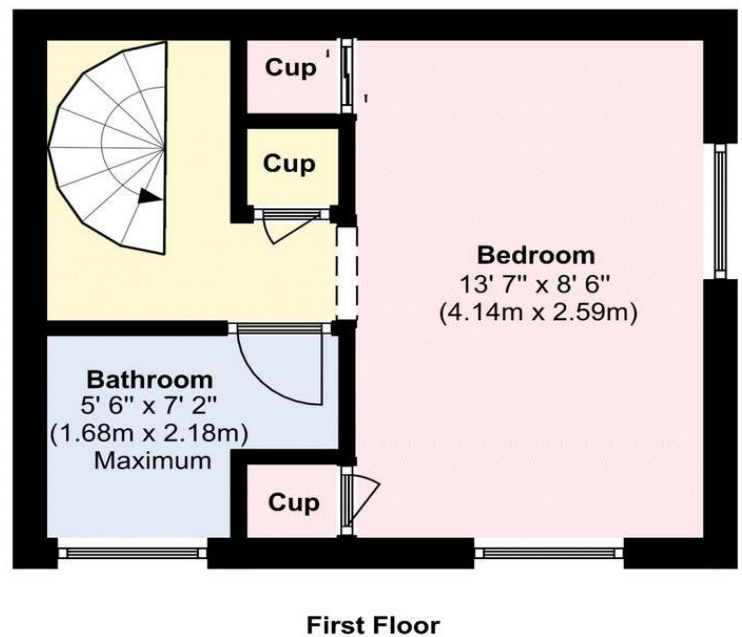
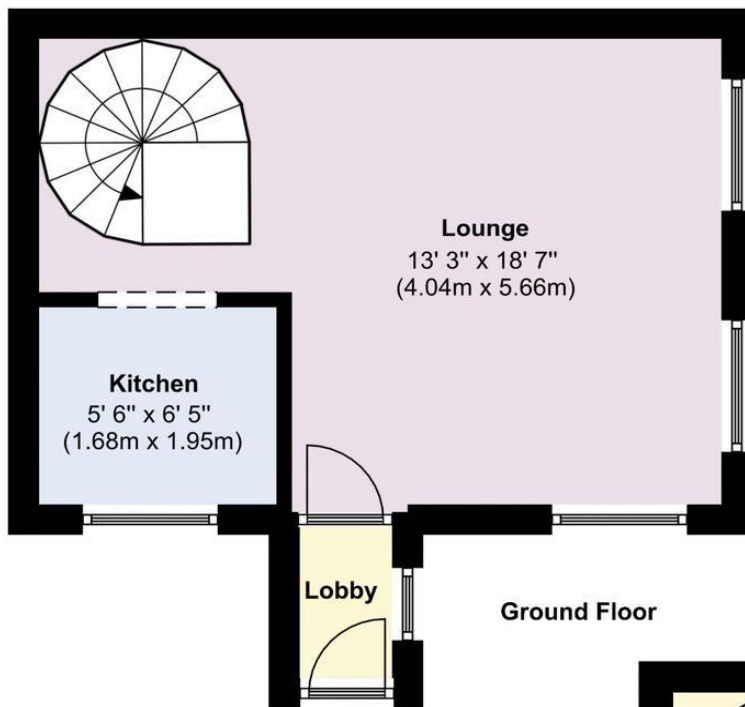
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2725

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 glazed front door into:

Entrance Porch:-

Opaque UPVC double glazed window to side elevation and storage cupboard housing meters. Further wooden door to:

Lounge:-

13' 3" x 18' 7" (4.04m x 5.66m)

A dual aspect room with UPVC double glazed windows to front and side elevations, spiral staircase to first floor, night storage heater, TV aerial point and coving to textured ceiling. Walkway to:



Kitchen:-

5' 6" x 6' 5" (1.68m x 1.95m)

UPVC double glazed window to front elevation, fitted range of base and eye level storage units, replacement worktops and stainless steel sink unit, part tiled walls, space for cooker, space for under counter fridge, space and plumbing for washing machine and textured ceiling.



First Floor Landing:-

Built-in storage cupboard and coving to textured ceiling. Doors to:

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Bedroom:-

13' 7" x 8' 6" (4.14m x 2.59m)

A dual aspect bedroom with UPVC double glazed windows to front and side elevations, built-in storage and airing cupboards, night storage heater, coving to textured ceiling and access to loft.



Bathroom:-

5' 6" x 7' 2" (1.68m x 2.18m) Maximum Measurement

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, an additional Triton electric shower, shower screen, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls and textured ceiling with spotlighting inset.



Outside:-

To front and side of the property there is a small open plan low maintenance garden and allocated parking space close by.

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