

## £425,000

### QUINTREL AVENUE, PORTCHESTER, PO16 9TE



- Four Bedrooms
- Entrance Hallway
- Lounge
- Fitted Dual Aspect Kitchen/Diner
- Study/Office (converted garage)
- Ground Floor Bath & Wet Room
- First Floor Shower Room
- Gas Central Heating
- Double Glazed Windows
- Enclosed 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](mailto:portchester@fenwicks-estates.co.uk)

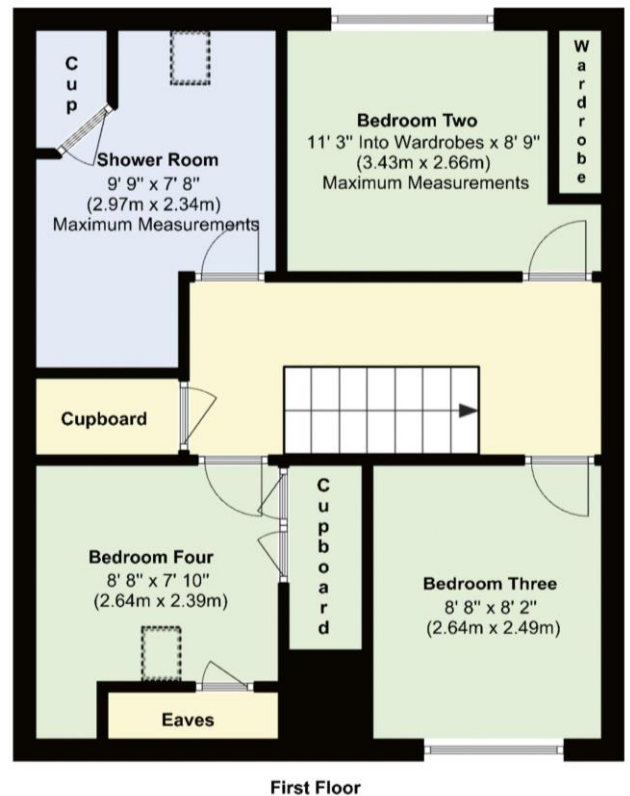
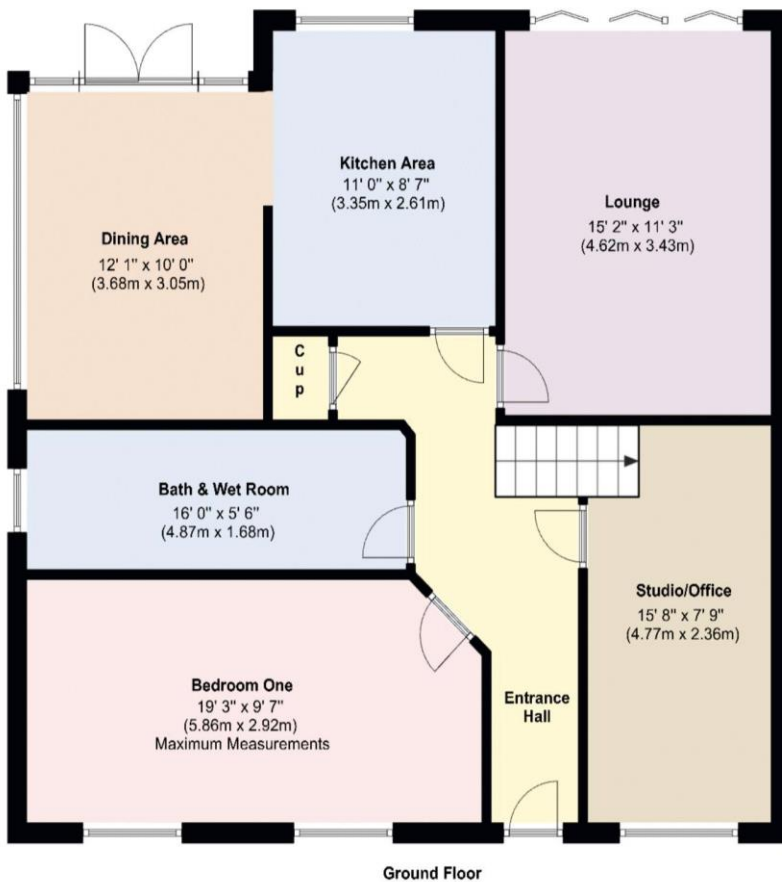
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Property Reference: P2762

Council Tax Band: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | 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:-

UPVC part double glazed front door into:

### Entrance Hall:-

Stairs to first floor, built-in storage cupboard, wood effect laminate flooring and flat ceiling. Doors to:

### Lounge:-

15' 2" x 11' 3" (4.62m x 3.43m)

UPVC double glazed bi-folding doors overlooking and accessing the garden, two radiators, TV aerial point, feature fireplace, engineered wooden flooring and textured ceiling.



### Kitchen/Diner:-

20' 1" x 12' 1" (6.12m x 3.68m) Maximum Measurements



### Kitchen Area:-

11' 0" x 8' 7" (3.35m x 2.61m)

UPVC double glazed window to rear elevation overlooking the garden, fitted range of base and eye level storage units, roll top worksurfaces, one and half bowl sink unit with mixer tap, electric hob with extractor canopy above, space and plumbing for appliances, part tiled walls and flat ceiling. Walkway to:



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## Dining Area:-

12' 1" x 10' 0" (3.68m x 3.05m)

A light and airy dual aspect room with UPVC double glazed windows and French doors to side and rear elevations overlooking and accessing the garden, space for table and chairs, radiator and a vaulted flat ceiling UPVC double glazed apex window.



## Study/Office (converted garage):-

15' 8" x 7' 9" (4.77m x 2.36m)

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



## Bedroom One:-

19' 3" x 9' 7" (5.86m x 2.92m) Maximum Measurements

Two UPVC double glazed windows to front elevation, radiator, TV aerial point, wood effect laminate flooring and flat ceiling.



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## Bathroom & Wet Room:-

16' 0" x 5' 6" (4.87m x 1.68m)

Opaque UPVC double glazed window to side elevation, suite comprising: panelled bath with mixer tap and shower attachment, folding shower screen, WC, pedestal wash hand basin, shower area, part tiled walls, radiator, additional chrome heated towel rail, extractor and flat ceiling with access to loft space.



## First Floor Landing:-

Generous walk in storage cupboard, flat ceiling and access to loft via fitted ladder. Doors to:

## Bedroom Two:-

11' 3" Into Wardrobes x 8' 9" (3.43m x 2.66m) Maximum Measurements

UPVC double glazed window to rear elevation, radiator, fitted wardrobes and flat ceiling.



## Bedroom Three:-

8' 8" x 8' 2" (2.64m x 2.49m)

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



## Bedroom Four:-

8' 8" x 7' 10" (2.64m x 2.39m)

Double glazed Velux window to front elevation, access to eaves storage, flat and sloping ceiling, radiator and built-in wardrobe.



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## **Shower Room:-**

**9' 9" x 7' 8" (2.97m x 2.34m) Maximum Measurements**

Double glazed Velux window to rear elevation, suite comprising: double width shower cubicle with rainwater shower and handheld shower attachment, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap, chrome heated towel rail, tiled walls, tiled flooring, flat and sloping ceiling, storage cupboard housing gas central heating boiler and access to eaves storage.



## **Outside:-**

Block paved off street parking available to front with lawn to side. Wrought iron gate and pedestrian pathway leads to:



## **Rear Garden:-**

Enclosed, low maintenance, paved, ideal for entertaining purposes, raised shrub borders, water tap and storage shed.



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