

## OFFERS IN EXCESS OF £320,000

KILMISTON DRIVE, PORTCHESTER, PO16 8DY



- Two Double Bedrooms
- Entrance Porch
- 17' Lounge/Diner
- Fitted Kitchen
- First Floor Shower Room
- Double Glazing
- Gas Central Heating
- Garage/Workshop with Utility Area
- Office/Studio
- Off Road Parking
- Southerly Facing Enclosed Rear Garden (with views)

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2757

Council Tax Band: C

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



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## The Accommodation Comprises:-

Part double glazed composite front door with matching side panel into:

### Entrance Porch:-

UPVC double glazed window to front elevation and coat hooks. Replacement internal wooden door to:

### Lounge/Diner:-

17' 5" x 12' 11" (5.30m x 3.93m)

UPVC double glazed window to front elevation, two radiators, feature media wall with recess for TV and aerial point, built-in flame effect electric fire, stairs to first floor, , space for table and chairs, wood effect laminate flooring and flat ceiling. Replacement wooden internal door to:



### Kitchen:-

12' 11" x 8' 11" (3.93m x 2.72m)

UPVC double glazed window and door overlooking and accessing the rear garden with views towards Portsmouth Harbour, fitted range of matching base, eye level and larder style storage cupboards, replacement roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, matching cupboard housing gas central heating boiler, gas hob with splashback and extractor above, space and plumbing for washing machine and dishwasher, recess for tall fridge/freezer, radiator, continuation of wood effect laminate flooring and textured ceiling.



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## First Floor Landing:-

Radiator, textured ceiling and access to loft with fitted ladder. Doors to:

## Bedroom One:-

12' 11" x 9' 5" (3.93m x 2.87m)

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



## Bedroom Two:-

12' 11" x 8' 11" (3.93m x 2.72m)

UPVC double glazed window to rear elevation with views towards Portsmouth Harbour, radiator, built-in over stairs storage cupboard and textured ceiling.



## Shower Room:-

8' 4" x 4' 8" (2.54m x 1.42m)

Opaque UPVC double glazed window to side elevation, suite comprising: corner shower cubicle with Mira electric shower and waterproof shower wall, wash hand basin inset vanity unit with mixer tap and further matching storage to side, close coupled WC, chrome heated towel rail, tiled walls, LVT flooring and textured ceiling.

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## Outside:-

Open plan front garden with low maintenance Astro turf lawn, shrub borders and pathway to front door. The driveway allows off street parking and leads to:

## Garage/Workshop With Utility Area:- 12' 2" x 7' 7" (3.71m x 2.31m)

Power roller door, utility area with storage units, one and half bowl sink unit with mixer tap, hot and cold running water, space for appliances and internal door to:

## Office/Studio:- 11' 7" x 6' 8" (3.53m x 2.03m)

UPVC double glazed window and door overlooking and accessing the rear garden with views towards Portsmouth Harbour, power connected, wood effect laminate flooring and flat ceiling.



## Rear Garden:-

Enclosed southerly facing, extended patio for entertaining purposes, water tap, lawn with shrub and shingle borders and views towards Portsmouth Harbour.



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