

# Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

## OFFERS IN EXCESS OF £300,000

COPPINS GROVE, PORTCHESTER, PO16 9HG



- Three Bedrooms
- Entrance Hall
- Lounge
- Semi Open Plan Kitchen/Diner
- First Floor Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Garage/Workshop
- Close To The Foreshore

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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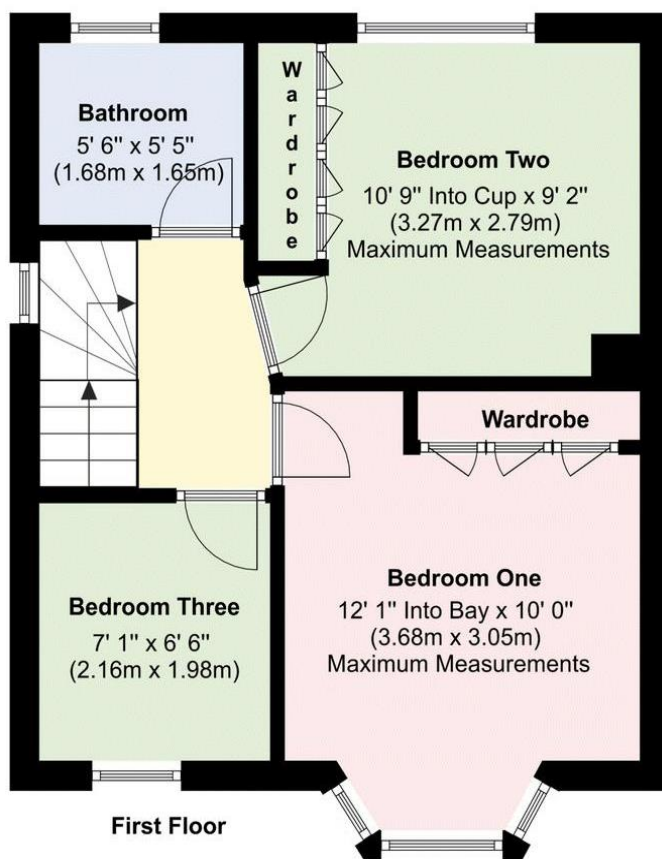
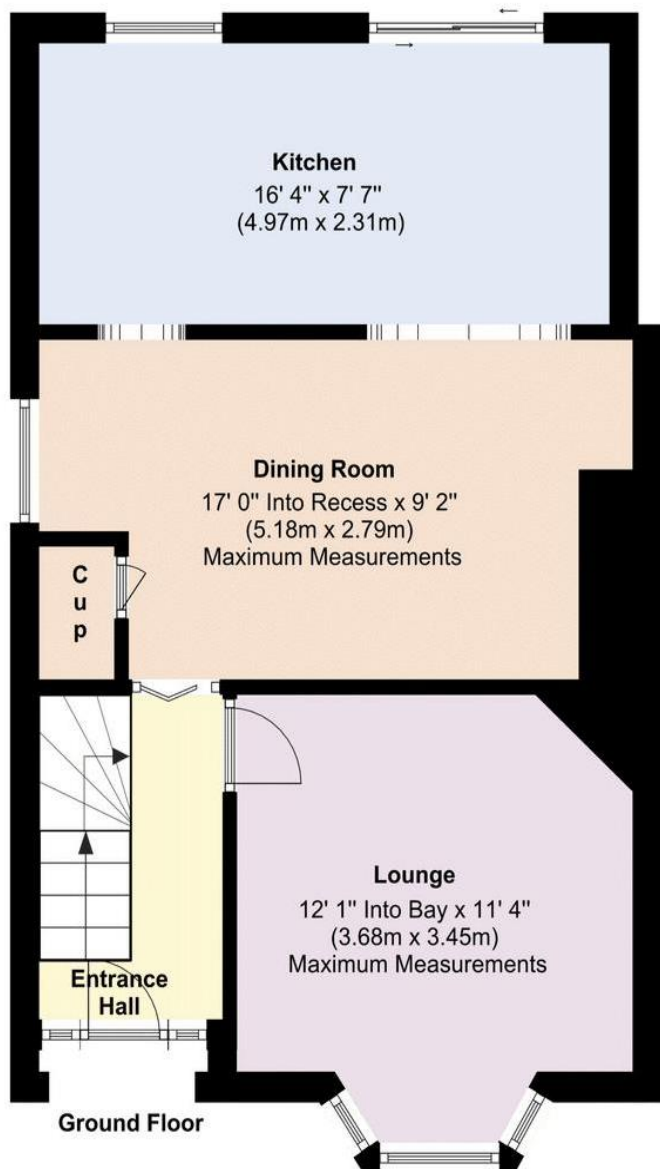


Property Reference: P2758

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 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 composite front door with matching side panels into:

### Entrance Hall:-

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



### Lounge:-

12' 1" Into Bay x 11' 4" (3.68m x 3.45m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, feature fireplace, TV aerial point and coving to textured ceiling.



### Dining Room:-

17' 0" Into Recess x 9' 2" (5.18m x 2.79m) Maximum Measurements

UPVC double glazed window to side elevation, radiator, space for table and chairs, matching fitted kitchen units, roll top work surface with space for tumble dryer below, wall mounted gas central heating boiler, built-in dresser with shelving and storage below and further built-in cupboard. Archways to:



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## Kitchen:-

16' 4" x 7' 7" (4.97m x 2.31m)

UPVC double glazed window and double glazed sliding patio door overlooking and accessing the rear garden, matching range of fitted base and eye level units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, space for gas cooker with stainless steel splashback and concealed extractor over, integrated dishwasher, space and plumbing for washing machine, recess for tall fridge/freezer, continuation of wood effect laminate flooring and coving to flat ceiling.



## First Floor Landing:-

Opaque UPVC double glazed window to side elevation, flat and sloping ceiling and access to loft. Doors to:

## Bedroom One:-

12' 1" Into Bay x 10' 0" (3.68m x 3.05m) Maximum Measurements

UPVC double glazed bay window to front elevation, flat and sloping ceiling, radiator and fitted bedroom furniture (to remain).

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## Bedroom Three:-

7' 1" x 6' 6" (2.16m x 1.98m)

UPVC double glazed window to front elevation, radiator, fitted bedroom furniture (to remain) and textured ceiling.



## Bedroom Two:-

10' 9" Into Wardrobe x 9' 2" (3.27m x 2.79m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, fitted wardrobes (to remain) and textured ceiling.



## Bathroom:-

5' 6" x 5' 5" (1.68m x 1.65m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with mixer tap and mains shower over, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap, tiled walls, extractor and textured ceiling.



## Outside:-

Enclosed front garden with mature shrubs and bushes, side access leads to garage/workshop with up and over door and side courtesy door. Wrought iron gate leads to:

## Rear Garden:-

West facing, enclosed, laid mainly to lawn, patio area for entertaining purposes and shrubs to borders.

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