

OFFERS IN EXCESS OF £400,000

PARTRIDGE CLOSE, DOWN END, FAREHAM, PO16 8YF



- Three Bedrooms
- Entrance Lobby
- Lounge
- Dining Room
- Fitted Kitchen
- En-Suite Shower Room)
- Family Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking & Garage/Workshop
- Enclosed Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

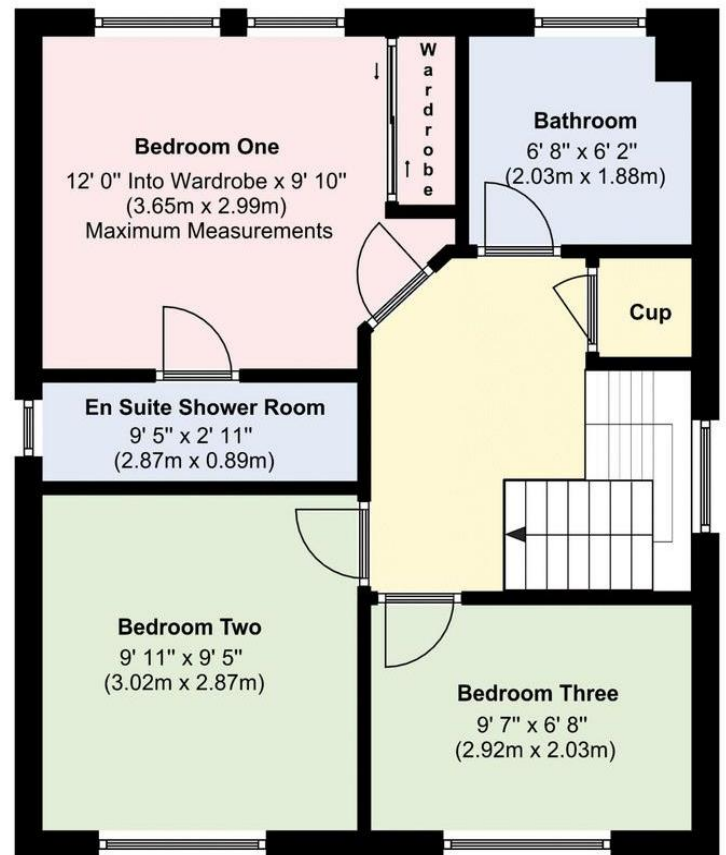
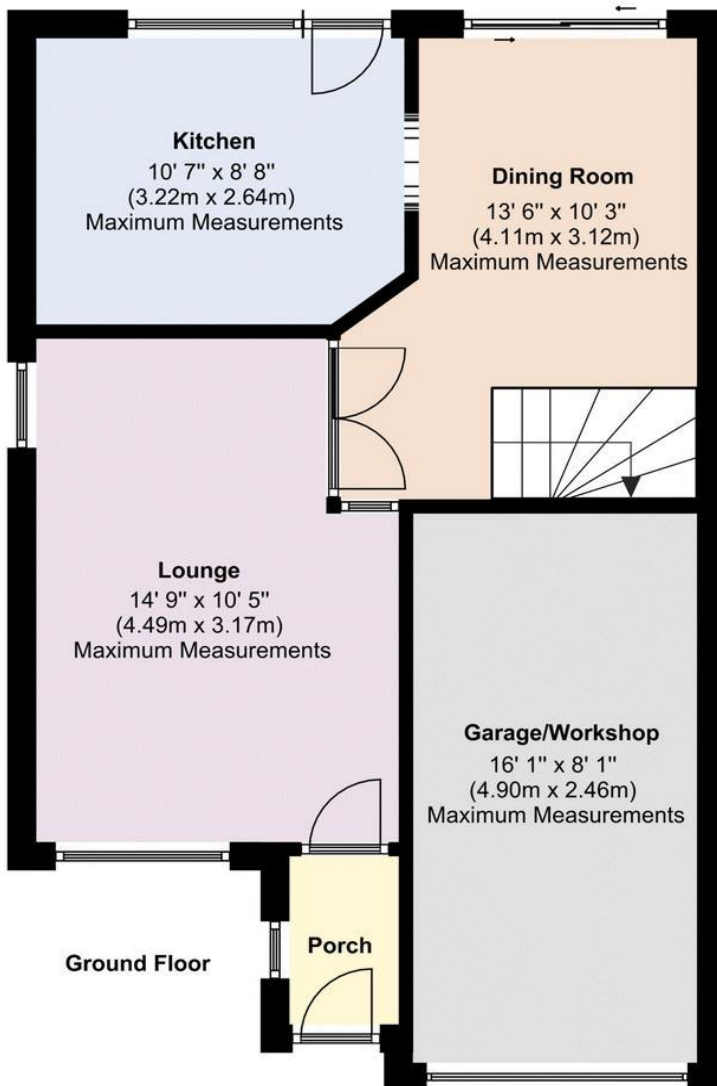
www.fenwicks-estates.co.uk

Property Reference: P2722

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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)



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Lobby:-

UPVC double glazed window to side elevation, radiator and coving to textured ceiling. Door to:

Lounge:-

14' 9" x 10' 5" (4.49m x 3.17m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to front and side elevations, two radiators, TV aerial point, feature fireplace with marble inset and hearth and coving to textured ceiling. Double opening glazed doors to:



Dining Room:-

13' 6" x 10' 3" (4.11m x 3.12m) Maximum Measurements

Double glazed sliding patio door overlooking and accessing the rear garden, return staircase to first floor, under stairs storage cupboard, space for a table and chairs, radiator and coving to textured ceiling. Archway to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Kitchen:-

10' 7" x 8' 8" (3.22m x 2.64m) Maximum Measurements

UPVC double glazed window and door overlooking and accessing the rear garden, fitted range of matching base and eye level units, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in electric oven, gas hob with extractor canopy over, space and plumbing for washing machine, space for under counter fridge or freezer, radiator and coving to textured ceiling.



First Floor Landing:-

UPVC double glazed window to side elevation, radiator, built-in airing cupboard, coving to textured ceiling and access to loft. Doors to:

Bedroom One:-

12' 0" Into Wardrobe x 9' 10" (3.65m x 2.99m) Maximum Measurements

UPVC double glazed windows to the rear elevation overlooking the garden, radiator, built-in mirror fronted wardrobes, coving to textured ceiling and door to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

En-Suite Shower Room:-

9' 5" x 2' 11" (2.87m x 0.89m)

Opaque UPVC double glazed window to side elevation, coloured suite comprising: tiled shower cubicle with Mira shower, WC with concealed cistern and shelf above, pedestal wash hand basin with mixer tap, part tiled walls, radiator and textured ceiling.



Family Bathroom:-

6' 8" x 6' 2" (2.03m x 1.88m)

Opaque UPVC double glazed window to rear elevation, coloured suite comprising: panelled bath with mixer tap, WC with concealed cisterna and shelf above, integrated wash hand basin with mixer tap and vanity storage below, part tiled walls, radiator and textured ceiling.



Bedroom Two:-

9' 11" x 9' 5" (3.02m x 2.87m)

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



Outside:-

Off street parking available to the front, lawn area to side, mature hedging with shrub and shingle borders. A side gate allows pedestrian access to

Bedroom Three:-

9' 7" x 6' 8" (2.92m x 2.03m)

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

Garage/Workshop:-

16' 1" x 8' 1" (4.90m x 2.46m) Maximum Measurements

Up and over door and power connected.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Rear Garden:-

Enclosed, patio area with space for table and chairs for entertaining purposes, water tap, remainder laid to lawn with established shrub borders and wooden shed (to remain).



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk