

£435,000

SOUTHFIELDS, PORTCHESTER, PO16 9FG



- Three Double Bedrooms
- Entrance Porch
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Diner Overlooking The Garden
- En-Suite Shower Room To Main Bedroom
- Family Bathroom
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Garage/Workshop
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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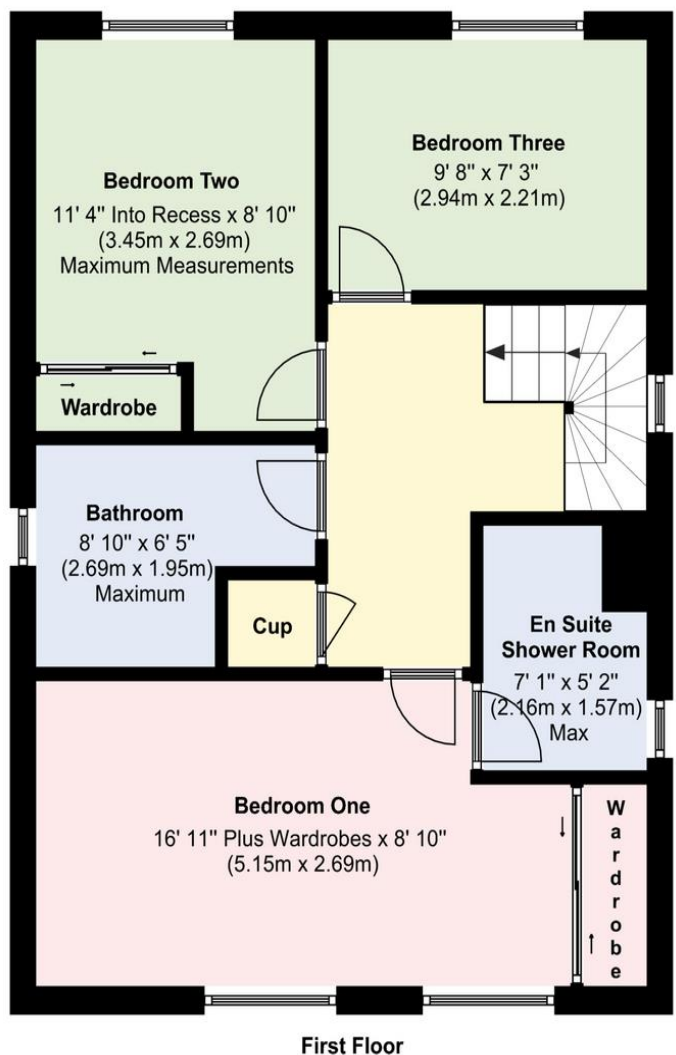
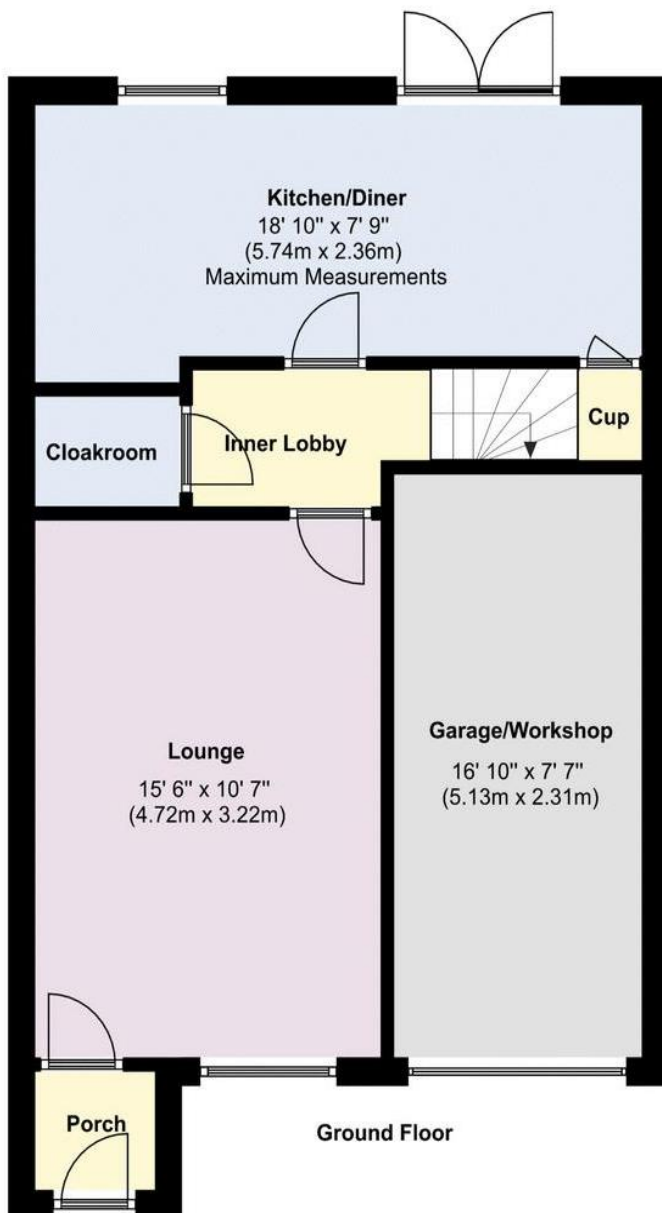
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2698

Council Tax Band: D

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



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The Accommodation Comprises:-

Part double glazed composite front door into:

Entrance Porch:-

3' 8" x 3' 5" (1.12m x 1.04m)

Radiator and flat ceiling. Further door to:

Lounge:-

15' 6" x 10' 7" (4.72m x 3.22m)

UPVC double glazed window to front elevation, radiator, TV aerial point and flat ceiling. Internal door to:



Inner Lobby:-

Return stairs to first floor and flat ceiling with mains smoke detector. Door to:

Downstairs Cloakroom:-

4' 5" x 3' 2" (1.35m x 0.96m)

White suite comprising: close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, radiator, extractor and flat ceiling.



Kitchen/Diner:-

18' 10" x 7' 9" (5.74m x 2.36m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, fitted range of modern base and eye level soft close units, roll top worksurfaces with matching upstands, one and a half bowl sink unit with mixer tap, part tiled walls, built-in oven and hob with extractor canopy above, space and plumbing for washing machine and dishwasher, space for fridge/freezer, matching cupboard housing gas central heating boiler, space for table and chairs, radiator, under stairs storage cupboard, flat ceiling with spotlighting inset and UPVC double glazed doors leading to garden.

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En-Suite Shower Room:-

7' 1" x 5' 2" (2.16m x 1.57m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: double width shower cubicle, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, radiator, extractor and flat ceiling.



First Floor Landing:-

UPVC double glazed window to side elevation, built-in storage cupboard, flat ceiling with mains smoke detector and access to loft. Doors to:

Bedroom One:-

16' 11" Plus Wardrobes x 8' 10" (5.15m x 2.69m)

Twin UPVC double glazed windows to front elevation, mirror fronted sliding doors to built-in wardrobe, radiator and flat ceiling. Door to:

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Bedroom Two:-

11' 4" Into Recess x 8' 10" (3.45m x 2.69m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, mirror fronted sliding doors to built-in wardrobe, radiator and flat ceiling.



Bedroom Three:-

9' 8" x 7' 3" (2.94m x 2.21m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and flat ceiling.



Family Bathroom:-

8' 10" x 6' 5" (2.69m x 1.95m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, close coupled WC, pedestal wash hand basin with mixer tap, radiator, part tiled walls, extractor and flat ceiling.



Outside:-

Off street parking available to front of property, electric car charging point, shingle area and side access with wooden gate gives pedestrian access to rear garden. Driveway leads to:

Garage/Workshop:-

16' 10" x 7' 7" (5.13m x 2.31m)

Up and over door and power connected.

Rear Garden:-

Enclosed, water tap and laid to lawn.



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Agent's Note:-

The annual maintenance charge from January 2024 to December 2024 on this property is currently £266.32 per annum.

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