

£500,000

THE HILLWAY, PORTCHESTER, PO16 8BL



- Three Double Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen & Separate Utility Room
- Bath/Shower Room
- Gas Central Heating (smart connection)
- Bedroom Three/Dining Room
- Double Glazed Windows & Shutter Blinds
- Off Street Parking, Driveway and Detached Garage/Workshop
- Mature South Facing Rear Garden
- Approved Extension Plans

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: P2686

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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:-

Part glazed oak front door into:

Entrance Hal:-

Oak wooden flooring, radiator, feature wooden panelling to dado rail height and decorative coving to flat ceiling. Wooden doors to:



Lounge:-

13' 9" Into Bay x 10' 11" (4.19m x 3.32m) Maximum Measurements

UPVC double glazed bay window to front elevation with fitted shutter blinds, radiator with decorative cover, feature fireplace with tiled hearth, TV aerial point, feature wall with attractive wooden panelling, picture rail and decorative coving to flat ceiling with central ceiling rose.



Kitchen:-

13' 11" x 10' 1" (4.24m x 3.07m)

UPVC double glazed window to side elevation, re-fitted range of modern matching base, eye level and larder style soft close units, replacement worktops, double bowl sink unit with mixer tap and detachable drainer, range style cooker (to remain) with tiled splashback and extractor canopy above, space and plumbing for dishwasher and washing machine, matching cupboard housing a smart linked gas central heating boiler, recess for American style fridge/freezer, panelling to dado rail height, wood effect laminate flooring, flat ceiling and part double glazed wooden door leading to garden.



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Utility Room:-

7' 11" x 4' 11" (2.41m x 1.50m)

UPVC double glazed window to front elevation with fitted shutter blinds, range of fitted storage cupboards, Corian worktops with matching upstands, butler sink with mixer tap, tiled flooring, flat ceiling and access to loft via fitted ladder with power connected.



Bedroom One:-

13' 9" Into Bay x 11' 11" To Wardrobes (4.19m x 3.63m)

UPVC double glazed bay window to front elevation with fitted shutter blinds, radiator with decorative cover, feature fireplace with cast iron grate and tiled hearth, bespoke Sharps fitted wardrobes incorporating hanging space and shelving, picture rail and decorative coving to flat ceiling with central ceiling rose.



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Bedroom Two:-

10' 11" x 10' 11" (3.32m x 3.32m)

UPVC double glazed window to side elevation with fitted shutter blinds, radiator with decorative cover, picture rail and decorative coving to flat ceiling.



Bedroom Three/Dining Room:-

11' 11" x 10' 11" (3.63m x 3.32m) Maximum Measurements

UPVC double glazed French doors overlooking and accessing the raised decking and rear garden, feature fireplace with marble inset and hearth, radiator with decorative cover and flat ceiling.



Bath & Shower Room:-

7' 11" x 9' 3" (2.41m x 2.82m)

Two obscured UPVC double glazed windows to side elevation, white suite comprising: freestanding claw foot bath with central mixer tap and handheld shower attachment, separate double width walk-in shower cubicle with rainwater shower and handheld shower attachment, wall mounted vanity unit with wash hand basin inset and mixer tap, mirror fronted cabinet, chrome heated towel rail, tiled floor, extractor and decorative coving to flat ceiling with spotlighting inset.



Outside:-

Ample shingle off road parking for several vehicles and recently constructed low level brick retaining wall. Double opening wooden gates lead to further driveway for additional parking and onto:



Garage/Workshop:-

18' 1" x 8' 3" (5.51m x 2.51m)

Double opening wooden doors, detached, brick built and UPVC double glazed window to side.

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Read Garden:-

South facing, generous size, enclosed by recently constructed fencing, raised decking with space for table and chairs for socialising and entertaining purposes, outside light, water tap, remainder laid mainly to lawn, shingle shrub borders, fruit trees, wooden shed (to remain) and further shingle seating area to rear with space for another table and chairs.



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