

## £440,000

JUBILEE AVENUE, PORTCHESTER BORDERS, PO6 4QN



- Four Bedrooms (Fitted Wardrobes)
- En-Suite To The Main Bedroom
- Entrance Hallway
- Downstairs Cloakroom
- 21' Dual Aspect Fitted Kitchen/Diner
- 21' Dual Aspect Lounge
- Modern Family Bathroom
- Gas Central Heating
- UPVC Double Glazed Windows
- Off Street Parking
- Garage/Workshop
- Enclosed South Facing Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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Property Reference: P2680

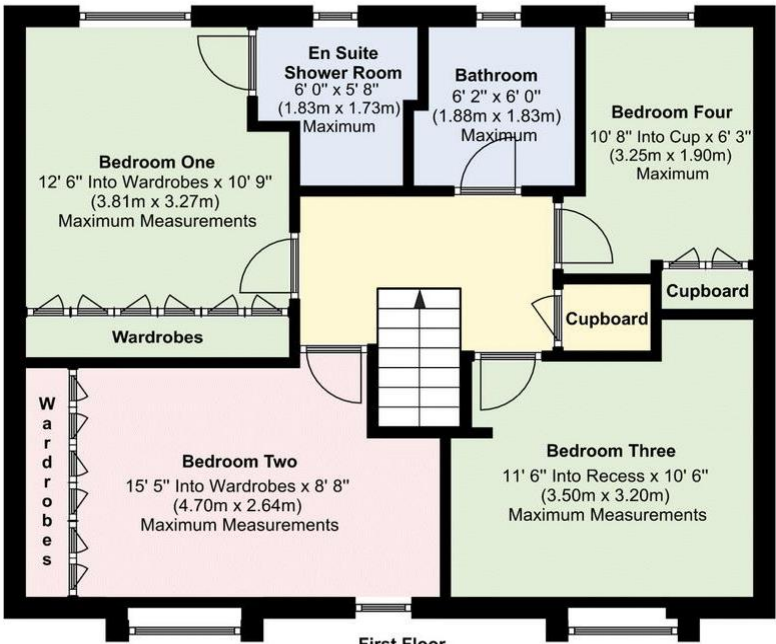
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



First Floor

## The Accommodation Comprises:-

Part double glazed composite front door into:

### Entrance Hall:-

Stairs to first floor with pull out storage cupboards below, radiator with decorative cover, wood effect laminate flooring, built-in storage cupboard housing meters, smoke detector and flat ceiling. Door to:

### Downstairs Cloakroom:-

4' 11" x 3' 2" (1.50m x 0.96m)

White suite comprising: close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls with fitted mirror, flat and sloping ceiling with spotlighting inset, chrome heated towel rail and continuation of wood effect laminate flooring.

### Lounge:-

21' 6" x 10' 3" (6.55m x 3.12m)

Dual aspect room with UPVC double glazed window to front elevation, radiator with decorative cover, continuation of wood effect laminate flooring, TV aerial point, flat ceiling and UPVC double glazed double opening doors overlooking and accessing the rear garden.



### Kitchen/Diner:-

21' 6" x 16' 5" (6.55m x 5.00m) Maximum Measurements

Dual aspect room with UPVC double glazed window to front and rear elevations, fitted modern range of matching base, eye level and larder style soft close units, wooden worktops, Butler sink with mixer tap, part tiled walls, space for range style cooker with extractor above, integrated dishwasher, recess for American style fridge/freezer, space for table and chairs, radiator, utility area with space and plumbing for washing machine, space for tumble dryer, internal door to hallway, wood effect laminate flooring, flat ceiling and part double glazed composite door leading to rear garden.



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## First Floor Landing:-

Built-in airing cupboard, smoke detector, access to loft via fitted ladder and flat ceiling. Doors to:

## Bedroom One:-

12' 6" Into Wardrobes x 10' 9" (3.81m x 3.27m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in wardrobes, wood effect laminate flooring and flat ceiling. Door to:



## En Suite Shower Room:-

6' 0" x 5' 8" (1.83m x 1.73m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white suite comprising: double width shower cubicle, close couple WC, pedestal wash hand basin with mixer tap, part tiled walls, fitted mirror fronted cabinet, radiator, tiled flooring, extractor and flat ceiling with spotlighting inset.

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## Bedroom Two:-

15' 5" Into Wardrobes x 8' 8" (4.70m x 2.64m) Maximum Measurements

UPVC double glazed bow window to front elevation, radiator, built-in wardrobes and flat ceiling.



## Bedroom Three:-

11' 6" Into Recess x 10' 6" (3.50m x 3.20m) Maximum Measurements

UPVC double glazed bow window to front elevation, radiator, wood effect laminate flooring and flat ceiling with spotlighting inset.



## Bedroom Four:-

10' 8" Into Cupboard x 6' 3" (3.25m x 1.90m) Maximum Measurements

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



## Bathroom:-

6' 2" x 6' 0" (1.88m x 1.83m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, shower screen, close couple WC, pedestal wash hand basin with mixer tap, part tiled walls with fitted mirror, chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.

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## Outside:-

Front garden laid mainly to lawn with mature shrubs and hedging, parking available and garage in block. Wooden gate gives side pedestrian access to:



## Rear Garden:-

South facing, enclosed, raised decking for entertaining purposes, water tap, outside light and stairs lead to lower section laid mainly to lawn.



## Agents Note:-

There is an annual maintenance charge which is currently £242.17 per annum but this can vary.

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