

offers in excess of £440,000

PORTSVIEW GARDENS, PORTCHESTER, PO16 8LX



- Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- Fitted Kitchen & Utility Room
- En-Suite Cloakroom)
- Bathroom
- Study/Office (Leading off Bedroom Two)
- Double Glazing & Gas Central Heating
- Resin Driveway
- 30' x 11' (max) Garage/Workshop
- Enclosed West Facing 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: P2621

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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:-

Part double glazed composite front door with side panel into:

Entrance Lobby:-

Coving to textured ceiling. Glazed internal door to:

Entrance Hall:-

Radiator, glass wall panelling, built-in storage cupboard, access to loft via fitted ladder and coving to textured ceiling. Doors to:

Lounge:-

16' 5" x 14' 10" (5.00m x 4.52m)

Dual aspect room with double glazed windows to front and side elevations, skirting radiator, TV aerial point and coving to textured ceiling.



Kitchen:-

10' 7" x 9' 4" (3.22m x 2.84m)

UPVC double glazed window to rear elevation, fitted base and eye level units, roll top worksurfaces, one and half bowl sink unit with mixer tap, part tiles walls, built-in eye level oven and grill, built-in electric hob, recess for tall fridge/freezer, radiator, wall mounted gas central heating boiler and textured ceiling. UPVC double glazed door to:



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Utility Room:-
9' 8" x 4' 0" (2.94m x 1.22m)

UPVC double glazed windows and sliding patio door overlooking and accessing the rear garden, space and plumbing for washing machine, work surface, space for tumble dryer, radiator and tiled floor.



Bedroom One:-

15' 7" Into Wardrobe x 9' 11" (4.75m x 3.02m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, sliding doors to built-in wardrobes, radiator and coving to textured ceiling. Door to:



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En Suite Cloakroom:-

6' 9" x 2' 5" (2.06m x 0.74m)

Opaque UPVC double glazed window to rear elevation, close coupled WC, wall mounted wash hand basin, part tiled walls, fitted mirror and coving to textured ceiling.

Bedroom Two/Dining Room:-

13' 0" x 8' 5" (3.96m x 2.56m)

Dual aspect room with double glazed windows to front and side elevations, space for table and chairs (if required), radiator and coving to textured ceiling. Door to:



Office/Study:-

10' 8" x 6' 4" (3.25m x 1.93m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, sliding doors to built-in cupboard and coving to textured ceiling.



Bedroom Three:-

10' 9" x 8' 11" (3.27m x 2.72m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, sliding doors to built-in wardrobes and coving to textured ceiling.



Bathroom:-

6' 8" x 5' 8" (2.03m x 1.73m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: corner panelled bath with Mira mains shower over, pedestal wash hand basin, close coupled WC, tiled walls, built-in display unit with fitted mirror and light above, heated towel rail, electric heater and coving to textured ceiling.



Outside:-

Shingle low maintenance front garden, mature shrubs inset, pathway to front door, side pedestrian access and wrought iron gate leads to rear garden. Resin driveway leads to:

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Garage/Workshop:-

30' 11" x 11' 8" (9.42m x 3.55m) Maximum Measurements

Roller door, power connected, UPVC windows to side elevations, courtesy door to garden and mezzanine style storage area.

Rear Garden:-

West facing, enclosed, patio area with space for table and chairs for socialising, lawn, shrub borders and water tap.



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