

£250,000

CARDIFF ROAD, PORTSMOUTH, PO2 8BN



- Three Bedrooms
- Entrance Hall
- 23ft Lounge/Diner
- Kitchen
- Lean-To/Utility Room
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Enclosed Rear Garden
- Close To Local Amenities

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

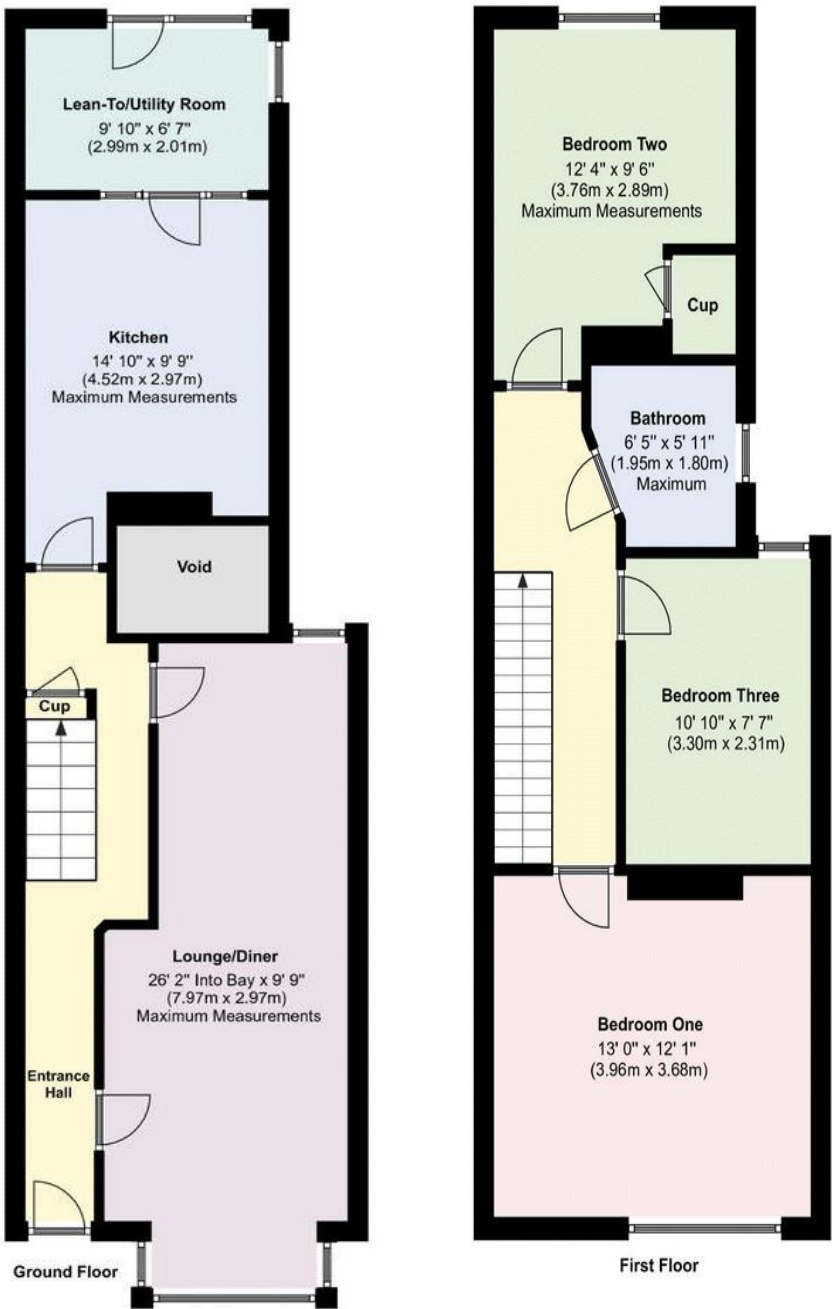
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Property Reference: P2464

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



The Accommodation Comprises:-

Covered entrance with double glazed composite front door into:

Entrance Hall:-

Stairs to first floor, radiator, dado rail, under stairs storage cupboard, smoke detector and decorative coving to textured ceiling. Doors to:

Lounge/Diner:-

26' 2" Into Bay x 9' 9" (7.97m x 2.97m) Maximum Measurements



Lounge Area:-

Double glazed bay window to front elevation, radiator, TV aerial point and coving to textured ceiling.



Dining Area:-

Double glazed window to rear elevation overlooking the garden, space for table and chairs, radiator, door to hallway and continuation of coving to textured ceiling.

Kitchen:-

14' 10" x 9' 9" (4.52m x 2.97m) Maximum Measurements

Modern matching range of fitted base, eye level and glass display units, roll top work surfaces incorporating breakfast bar, one and half bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker with extractor over, space for tall fridge/freezer, radiator and coving to flat ceiling. Glazed door with matching windows to sides into:



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First Floor Landing:-

Radiator, dado rail, smoke detector, access to loft and coving to textured ceiling. Doors to:

Bedroom One:-

13' 0" x 12' 1" (3.96m x 3.68m)

Double glazed window to front elevation, two radiators and coving to textured ceiling.



Lean-To/Utility Room:-

9' 10" x 6' 7" (2.99m x 2.01m)

Double glazed windows and door overlooking and accessing the rear garden, space and plumbing for washing machine, space for tumble dryer, power connected and built-in deep dog bath with hot and cold mixer tap and handheld shower attachment.



Bedroom Two:-

12' 4" x 9' 6" (3.76m x 2.89m) Maximum Measurements

Double glazed window to rear elevation overlooking the garden, radiator, built-in cupboard housing Glow-Worm gas central heating boiler and flat ceiling.

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Bedroom Three:-

10' 10" x 7' 7" (3.30m x 2.31m)

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



Bathroom:-

6' 5" x 5' 11" (1.95m x 1.80m) Maximum Measurements

Opaque double glazed window to side elevation, panelled bath with Mira electric shower unit over, shower screen, pedestal wash hand basin, close coupled WC, tiled walls, radiator and textured ceiling.



Outside:-

Courtyard frontage with wrought iron railings and gate.

Rear Garden:-

Enclosed, low maintenance, wooden shed (to remain) water tap and raised borders with plants and bushes.



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