

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£244,995

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

www.fenwicks-estates.co.uk

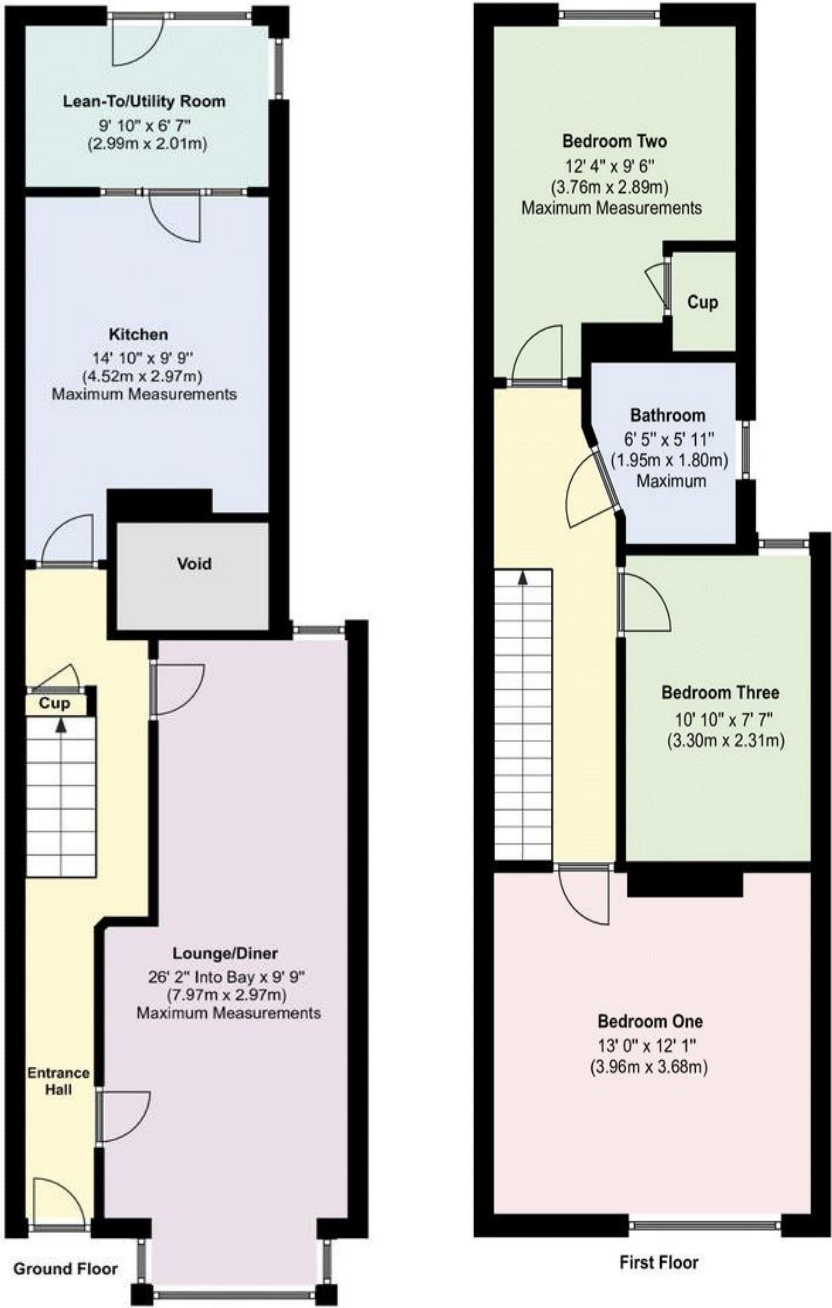


Property Reference: P2464

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:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



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.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



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.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

