

£357,500

LINDA GROVE, WATERLOOVILLE, PO8 8UY



- Two Double Bedrooms
- Entrance Porch & Hallway
- Semi-Open Plan Living Accommodation
- Fitted Kitchen With Built In Appliances
- Open Plan Lounge Overlooking The Garden
- Modern Bathroom
- Gas Central Heating & UPVC Double Glazing
- Off Street Parking
- Enclosed Southerly Facing Rear Garden
- Cul-De-Sac Location

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

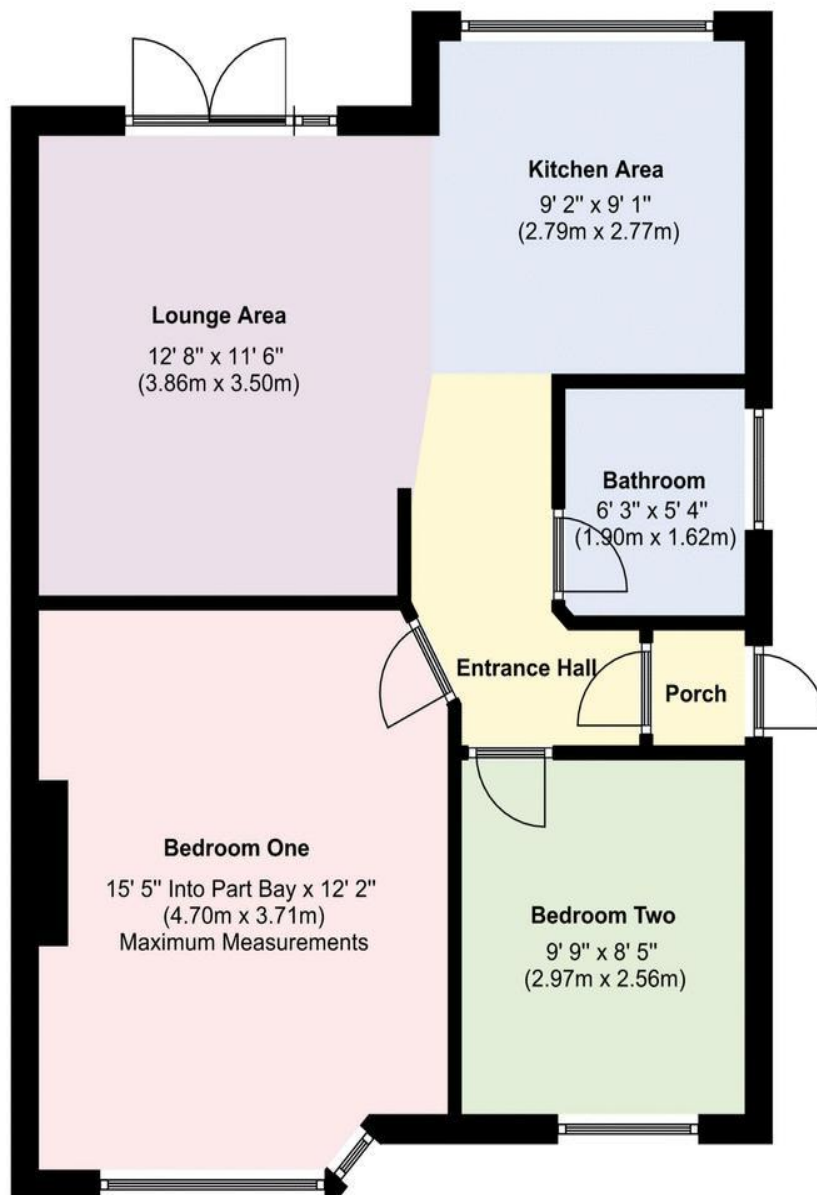
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2736

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed door into:

Entrance Porch:-

Engineered wooden flooring and flat ceiling with spotlighting inset. Part double glazed wooden door to:

Entrance Hallway:-

Continuation of engineered wooden flooring, radiator, flat ceiling with spotlighting inset and access to the loft. Doors and open plan walkways to:

Open Plan Lounge/Kitchen:-

21' 5" x 12' 8" (6.52m x 3.86m) Maximum Measurements



Lounge Area:-

12' 8" x 11' 6" (3.86m x 3.50m)

A light and airy room with UPVC double glazed French doors with matching side panel overlooking and accessing the rear garden, radiator, TV aerial point, space for a small table and chairs, engineered wooden flooring and flat ceiling with spotlighting inset. Walkway to:



Kitchen:-

9' 2" x 9' 1" (2.79m x 2.77m)

UPVC double glazed window to rear elevation overlooking the garden, re-fitted range of matching modern base and eye level soft close units, worktops incorporating breakfast bar, single bowl sink unit with filter mixer tap, part tiled walls, built-in under counter fridge and separate freezer, electric oven with induction hob above and extractor canopy over, integrated washing machine and dishwasher, matching cupboard housing modern gas central heating boiler with wireless thermostat, continuation of engineered wooden flooring and flat ceiling with spotlighting inset.



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Bedroom One:-

15' 5" Into Part Bay x 12' 2" (4.70m x 3.71m) Maximum Measurements

UPVC double glazed part bay window to front elevation, two contemporary radiators, engineered wooden flooring and flat ceiling.



Bedroom Two:-

9' 9" x 8' 5" (2.97m x 2.56m)

UPVC double glazed window to front elevation, contemporary radiator, engineered wooden flooring and flat ceiling with spotlighting inset,



Bathroom:-

6' 3" x 5' 4" (1.90m x 1.62m)

Opaque UPVC double glazed window to side elevation, re-fitted white suite comprising: panelled bath with mixer tap, Aqualisa digital shower and folding shower screen, WC with concealed cistern and marble shelf above, integrated wash hand basin with mixer tap and vanity storage below, tiled walls, chrome heated towel, wall mounted electric heater, LVT flooring, extractor and flat ceiling with spotlighting inset.

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Outside:-

Off street parking available to front with a brick retaining wall. Side access and a wooden gate leads to:

Rear Garden:-

Southerly aspect, enclosed, raised decking area for entertaining purposes, two outside power sockets, hot and cold water taps, kinetic lighting, lawn with shrub borders, hard standing and storage shed (to remain).



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