

£308,500

CORMORANT CLOSE, PORTCHESTER, FAREHAM, PO16 8AS



- Three Bedrooms
- Entrance Lobby
- Lounge
- Dining Area (converted garage)
- Fitted Kitchen
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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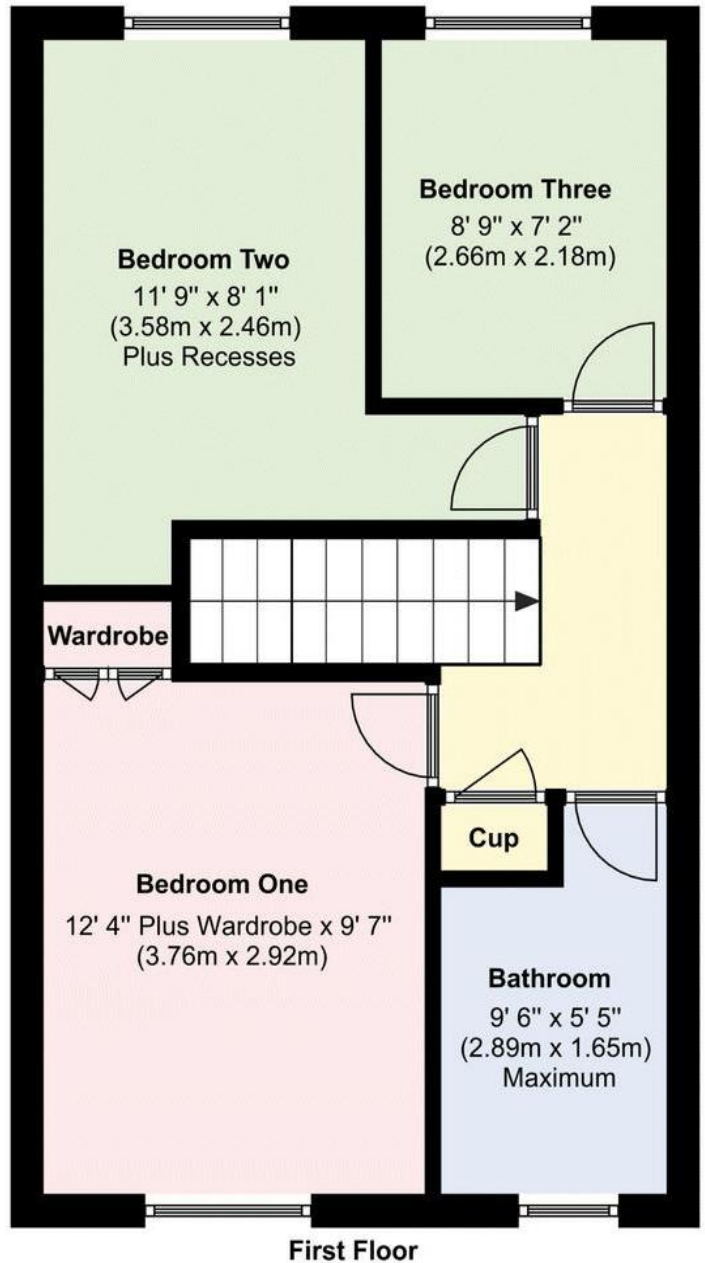
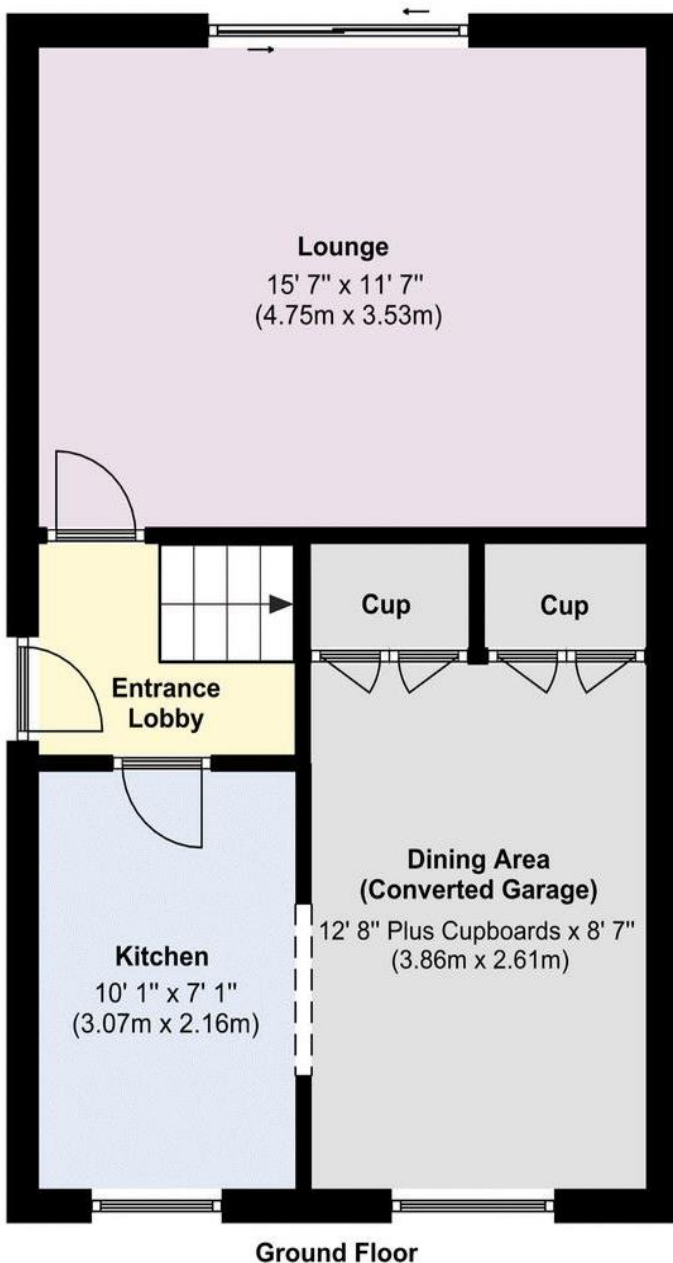
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2735

Council Tax Band: C

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



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The Accommodation Comprises:-

Covered entrance with UPVC part double glazed front door into:

Entrance Lobby:-

Stairs to first floor and textured ceiling. Doors to:

Lounge:-

15' 7" x 11' 7" (4.75m x 3.53m)

UPVC double glazed sliding patio door to rear elevation overlooking and accessing the garden, radiator, TV aerial point and coving to textured ceiling.



Kitchen:-

10' 1" x 7' 1" (3.07m x 2.16m)

UPVC double glazed window to front elevation, matching range of fitted base and eye level storage units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with concealed extractor over, matching cupboard housing gas central heating boiler, space and plumbing for washing machine and dishwasher, space for tall fridge freezer and textured ceiling. Walkway to:



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Dining Area:-

12' 8" Plus Cupboards x 8' 7" (3.86m x 2.61m)

UPVC double glazed window to front elevation, space for table and chairs, radiator, two built-in storage cupboards and textured ceiling.



First Floor Landing:-

Built-in airing cupboard, access to loft and textured ceiling. Doors to:

Bedroom One:-

12' 4" Plus Wardrobe x 9' 7" (3.76m x 2.92m)

UPVC double glazed window to front elevation, built-in wardrobe cupboard and bedroom furniture (all to remain), radiator and textured ceiling.



Bedroom Two:-

11' 9" x 8' 1" (3.58m x 2.46m) Plus Recesses

UPVC double glazed window to rear elevation overlooking the garden, radiator and textured ceiling.



Bedroom Three:-

8' 9" x 7' 2" (2.66m x 2.18m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and textured ceiling.



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Bathroom:-

9' 6" x 5' 5" (2.89m x 1.65m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath with Bristan electric shower over, wash hand basin inset vanity unit with mixer tap, close coupled WC, chrome heated towel rail, part tiled walls and textured ceiling.



Outside:-

Small open plan front garden laid to lawn, water tap and off street parking. A wooden gate leads to:

Rear Garden:-

Southerly facing, enclosed, patio area for entertaining purposes, remainder laid to lawn and wooden shed (to remain).



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