

£455,000

MOUNTVIEW AVENUE, PORTCHESTER, PO16 8LS



- Three Bedrooms
- Entrance Hallway
- Dual Aspect Lounge
- Dining Room
- Conservatory Overlooking The Garden
- Kitchen/Breakfast Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Established Corner Plot Garden
- Detached Garage/Workshop
- Off Street Parking

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

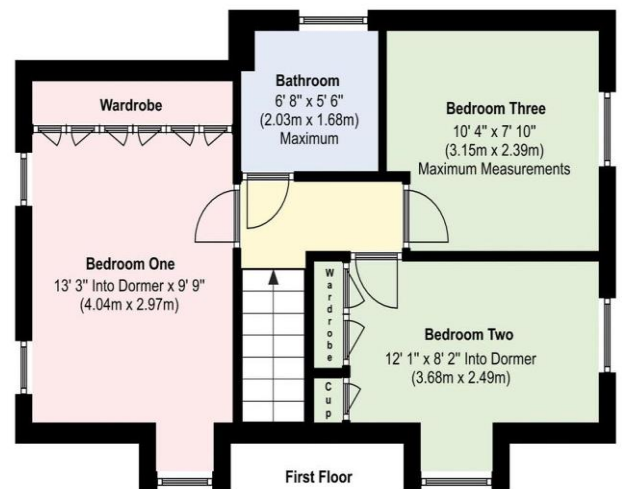
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2734

Council Tax Band: E

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



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The Accommodation Comprises

Covered entrance and part glazed wooden front door into:

Entrance Hall:-

UPVC double glazed bow window to front elevation, stairs to first floor, radiator, picture rail, under stairs cupboard housing the meters and textured ceiling. Doors to:



Lounge:-

15' 9" x 13' 2" (4.80m x 4.01m) Maximum Measurements

Dual aspect room with UPVC double glazed windows to front and side elevations, feature fireplace with tiled hearth and wooden beam surround, coving to beamed and textured ceiling, two radiators, TV aerial point and picture rail. Double glazed sliding patio doors to:



Conservatory:-

12' 9" x 12' 8" (3.88m x 3.86m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, power connected and built-in storage cupboard.

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Kitchen/Breakfast Room:-

13' 7" x 9' 7" (4.14m x 2.92m)

Dual aspect room with UPVC double glazed windows to side and rear elevations, fitted range of matching base and eye level storage units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, built-in fridge/freezer, integrated washing machine, radiator, space for table and chairs, matching cupboard housing gas central heating boiler, wooden panelled ceiling and UPVC part double glazed door to rear garden.



Dining Room:-

10' 9" x 10' 4" Into Recess (3.27m x 3.15m) Maximum Measurements

UPVC double glazed window to front elevation, space for table and chairs, radiator and coving to textured ceiling.



First Floor Landing:-

Picture rail, textured ceiling and access to loft. Doors to:

Bedroom One:-

13' 3" Into Dormer x 9' 9" (4.04m x 2.97m)

Dual aspect room with UPVC double glazed windows to front and side elevations, flat and sloping ceiling, radiator and built-in wardrobes.



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Bedroom Two:-
12' 1" x 8' 2" Into Dormer (3.68m x 2.49m)

Dual aspect room with UPVC double glazed windows to front and side elevations, flat and sloping ceiling, radiator, built in storage cupboard and built-in wardrobes.



Bedroom Three:-
10' 4" x 7' 10" (3.15m x 2.39m) Maximum Measurements

UPVC double glazed windows to side elevation, flat and sloping ceiling, radiator and access to eaves storage.



Bathroom:-
6' 8" x 5' 6" (2.03m x 1.68m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising P-shaped panelled bath with mixer tap and Mira electric shower over, shower screen, WC with concealed cistern, integrated wash hand basin with mixer tap and vanity storage below, flat and curved ceiling, radiator and part tiled walls.



Outside:-

An established corner plot garden mainly laid to lawn with shrub borders and low level wrought iron gate. Resin pathway leads to:



Rear Garden:-

Patio area for entertaining purposes, remainder laid mainly to lawn, shrubs to borders, water tap, brick retaining wall, wrought iron gate leads to off street parking and detached garage/workshop with up and over door and wooden shed to side (to remain).

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Parking & Driveway/Garage:-



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