

## £359,995

BAYLY AVENUE, PORTCHESTER, PO16 9LD



- Two Bedrooms
- Entrance Hall
- 21' Lounge/Diner
- 16' Fitted Kitchen
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Detached Garage/Workshop
- Enclosed Corner Plot Garden
- No Onward Chain

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

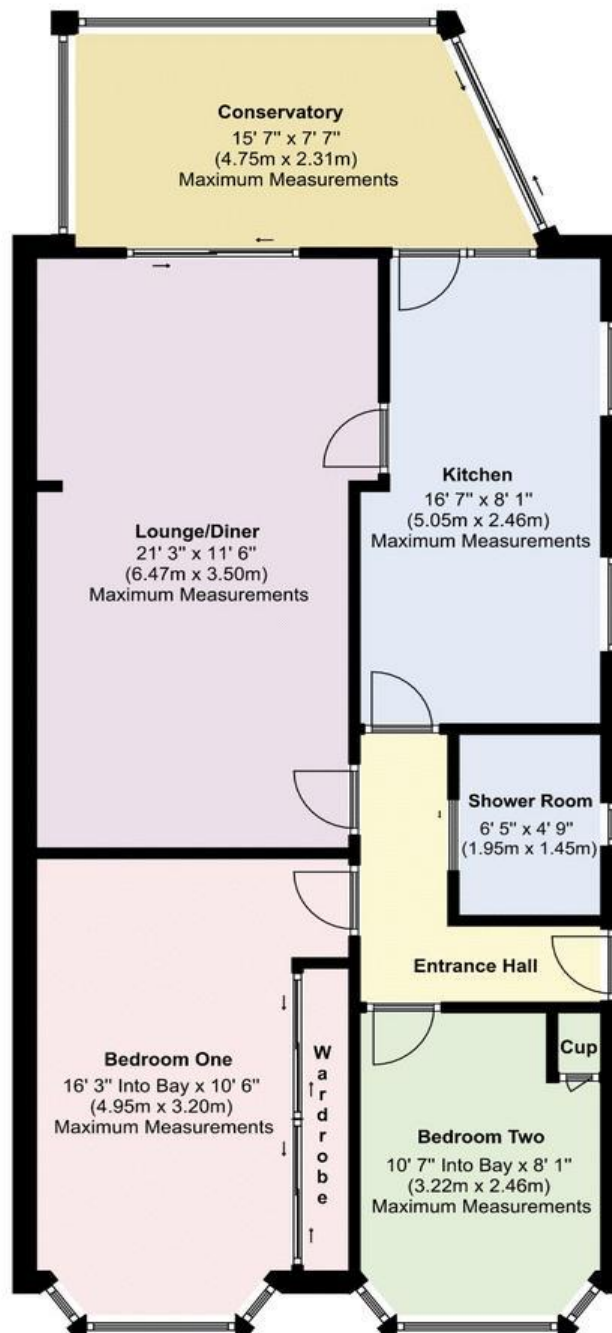
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2745

Council Tax Band: D

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



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Hall:-

Radiator, wooden flooring and decorative coving to textured ceiling. Wooden doors to:

### Lounge/Diner:-

21' 3" x 11' 6" (6.47m x 3.50m) Maximum Measurements



### Lounge Area:-

12' 4" x 10' 6" (3.76m x 3.20m)

Feature marble fireplace with hearth, radiator, TV aerial point, wall lights and coving to flat ceiling. Archway to:



### Dining Area:-

11' 6" x 7' 2" (3.50m x 2.18m)

Space for table and chairs, additional radiator, UPVC sliding patio door leading to conservatory and coving to flat ceiling. Further glazed door to:



### Kitchen:-

16' 7" x 8' 1" (5.05m x 2.46m) Maximum Measurements

Dual aspect room with UPVC double glazed windows to side and rear elevations, matching range for fitted base, eye level, glass display and larger style storage units, roll top worksurfaces with matching upstands, single bowl stainless steel sink unit with mixer tap, space for cooker with extractor over, space and plumbing for washing matching, space for tumble dryer, recess for tall fridge/freezer, wood effect laminate flooring, access to loft and coving to flat ceiling. UPVC part double glazed door to:

## 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 One:-

16' 3" Into Bay x 10' 6" (4.95m x 3.20m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, sliding mirror fronted doors to built-in wardrobe and coving to flat ceiling.



## Conservatory:-

15' 7" x 7' 7" (4.75m x 2.31m) Maximum Measurements

UPVC double glazed windows and sliding door overlooking and accessing the garden, radiator, tiled flooring and power connected.



## Bedroom Two:-

10' 7" Into Bay x 8' 1" (3.22m x 2.46m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, built-in storage cupboard housing gas central heating boiler and coving to flat ceiling.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)



### Shower Room:-

6' 5" x 4' 9" (1.95m x 1.45m)

Opaque UPVC double glazed window to side elevation, suite comprising: shower cubicle with Mira shower, close coupled WC, wash hand basin inset vanity unit with mixer tap, chrome heated towel rail, tiled walls, additional electric heater, tiled flooring, extractor and textured ceiling.



### Outside:-

Situated on a corner plot, front garden laid mainly to lawn, shrub borders and brick retaining wall. Wooden gate gives side pedestrian access to:



### Side Garden:-

Enclosed, patio area for entertaining purposes, water tap, further lawn section and wooden gate to rear.



### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)



## Garage/Workshop:-

Located to the rear of the property, detached, brick built, power connected, window and side courtesy door.



**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](http://www.fenwicks-estates.co.uk)

