

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£395,000

CARBERRY DRIVE, PORTCHESTER, PO16 9JD



- Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- Fitted Kitchen
- Conservatory
- Ground Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Generous Enclosed Rear Garden
- Detached Garage/Workshop
- No Chain Ahead

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

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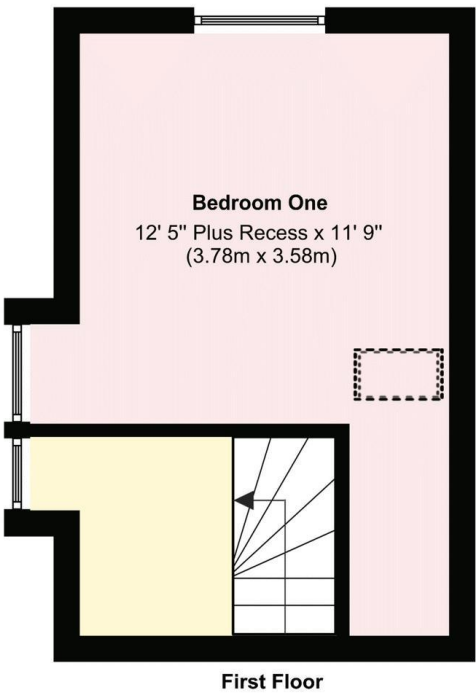
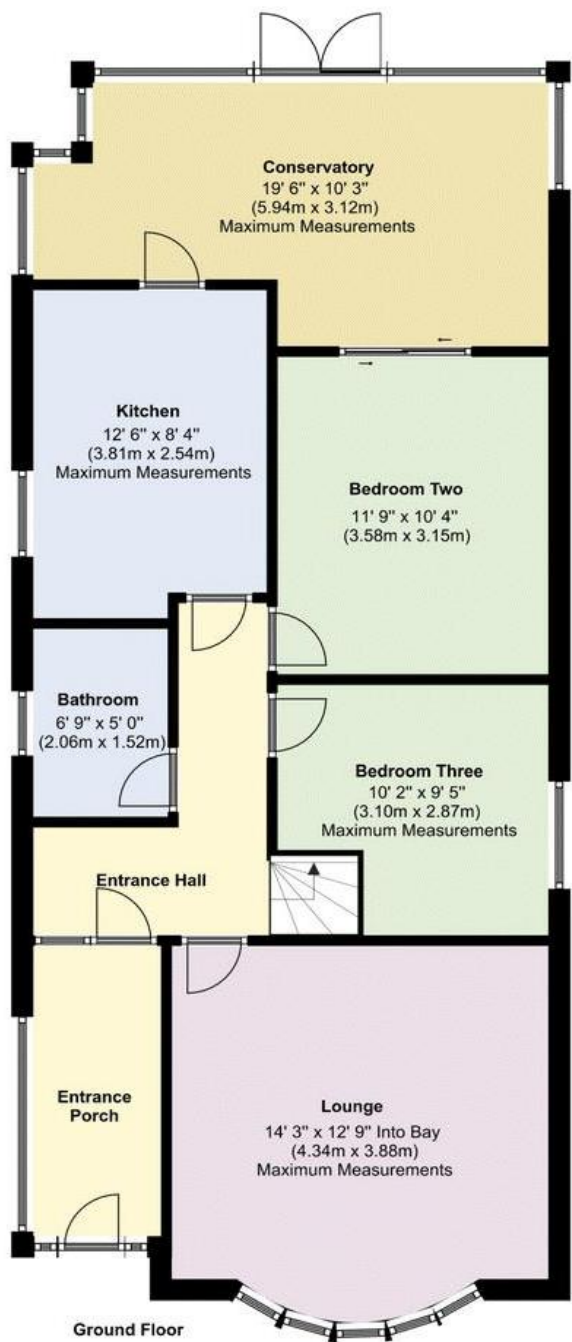


Property Reference: P2742

Council Tax Band: D

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

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



The Accommodation Comprises:-

UPVC part double glazed door with matching side panels into:

Entrance Porch:-

9' 2" x 4' 3" (2.79m x 1.29m)

UPVC double glazed window to side elevation and wood effect laminate flooring. Further double glazed door with matching side panel into:

Entrance Hall:-

Stairs to first floor, radiator, engineered wooden flooring and coving to flat ceiling. Doors to:

Lounge:-

14' 3" x 12' 9" Into Bay (4.34m x 3.88m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, feature brick fireplace, TV aerial point, picture rail and coving to flat ceiling.



Kitchen:-

12' 6" x 8' 4" (3.81m x 2.54m) Maximum Measurements

UPVC double glazed window to side elevation, fitted range of matching base and eye level storage units, worktops, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, electric hob with concealed extractor above, built-in fridge/freezer, matching cupboard housing gas central heating boiler, flat and sloping ceiling, radiator and tiled flooring. UPVC part double glazed door to:



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Conservatory:-

19' 6" x 10' 3" (5.94m x 3.12m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, space and plumbing for washing machine and tumble dryer with worktop above, space for table and chairs, radiator and wood effect laminate flooring.



Bathroom:-

6' 9" x 5' 0" (2.06m x 1.52m)

Opaque UPVC double glazed window to side elevation, suite comprising: corner panelled bath with mixer tap, pedestal wash hand with mixer tap, close coupled WC, tiled walls, radiator, tiled flooring and coving to flat ceiling.

Bedroom Two:-

11' 9" x 10' 4" (3.58m x 3.15m)

UPVC sliding patio door, radiator, picture rail and coving to flat ceiling.



First Floor Landing:-

Opaque UPVC double glazed window to side elevation and flat and sloping ceiling. Door to:

Bedroom Three:-

10' 2" x 9' 5" (3.10m x 2.87m) Maximum Measurements

UPVC double glazed window to side elevation, radiator and coving to flat ceiling.

Bedroom One:-

12' 5" Plus Recess x 11' 9" (3.78m x 3.58m)

A triple aspect room with UPVC double glazed window to side and rear elevations, further double glazed Velux to the other side elevation, access to eaves storage area and flat and sloping ceiling.

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Outside:-

Double opening wrought iron gates to front of property leading to block paved off street parking and driveway, garden to side laid mainly to lawn with shrub borders, brick retaining wall and further gate gives pedestrian access to rear garden.



Garage/Workshop:-

Detached, brick built, power roller door, double glazed window and side courtesy door

Rear Garden:-

Enclosed, patio area for entertaining purposes, water tap, outside power socket, lawn area with shrubs to borders, storage shed and greenhouse (both to remain).



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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.

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