

OFFERS IN EXCESS OF £359,000

HATHERLEY CRESCENT, PORTCHESTER, PO16 9DG



- Two Double Bedrooms
- Entrance Hall
- Lounge
- Fitted Kitchen
- UPVC Conservatory
- Bathroom
- Gas Central Heating
- Double Glazed Windows
- Block Paved Off Street Parking & Driveway
- Detached Garage/Workshop
- West Facing Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

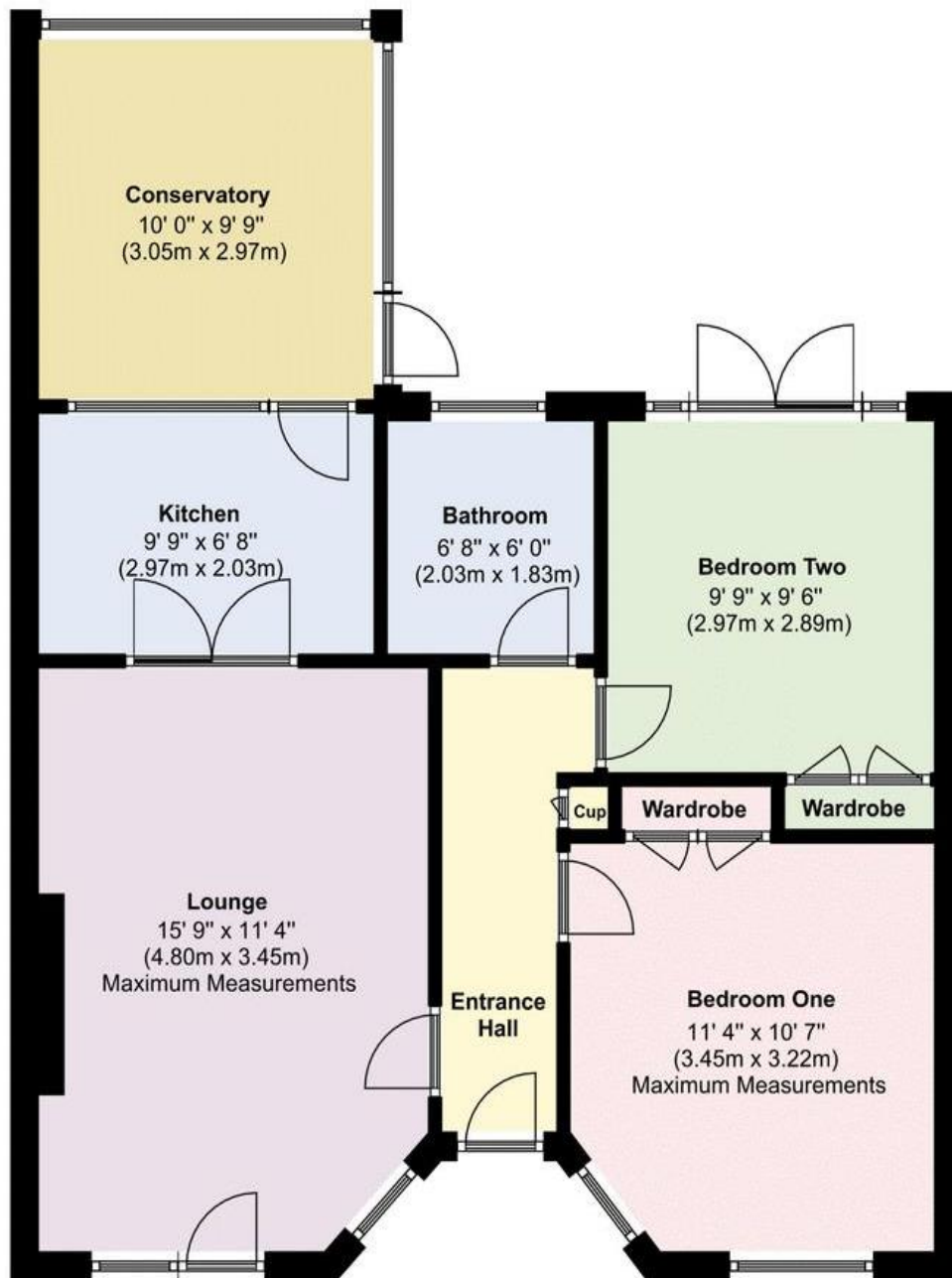
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2743

Council Tax Band: C

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



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The Accommodation Comprises:-

Covered entrance, outside light and UPVC part double glazed front door into:

Entrance Hall:-

Radiator, built-in storage cupboard housing meters, coving to textured ceiling, access to part boarded loft via a fitted ladder, the loft houses gas central heating boiler and a double glazed Velux window to rear elevation.

Lounge:-

15' 9" x 11' 4" (4.80m x 3.45m) Maximum Measurements

UPVC double glazed window and door overlooking and accessing the front garden, radiator, wall lights, TV aerial point, feature fireplace and coving to textured ceiling. Double opening glazed internal doors to:



Kitchen:-

9' 9" x 6' 8" (2.97m x 2.03m)

UPVC double glazed window to rear elevation, fitted with range of base and eye level storage units, roll top work surfaces, one and half bowl stainless steel sink unit with mixer tap and part tiled walls, pelmet lighting, space for cooker with concealed extractor, wood effect laminate flooring and coving to textured ceiling. Glazed door to:



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Conservatory:-

10' 0" x 9' 9" (3.05m x 2.97m)

UPVC double glazed windows and door overlooking and accessing the rear garden, wood effect laminate flooring and space and plumbing for washing machine



Bedroom Two:-

9' 9" x 9' 6" (2.97m x 2.89m)

UPVC double glazed double opening doors with matching side panels overlooking and accessing the rear garden, radiator, built-in wardrobe and coving to textured ceiling.



Bedroom One:-

11' 4" x 10' 7" (3.45m x 3.22m) Maximum Measurements

UPVC double glazed windows to front elevation, radiator, built-in wardrobe and coving to textured ceiling.



Bathroom:-

6' 8" x 6' 0" (2.03m x 1.83m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with mixer tap and Triton electric shower, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, chrome heated towel rail, additional electric heater and textured ceiling with spotlighting inset.



Outside:-

Block paved off street parking to front with space for several vehicles, brick retaining wall, lawn area to side with shrub borders, double opening wooden gates to side of property lead to further block paved secure driveway ideal for a caravan or motorhome and a detached garage/workshop.

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Rear Garden:-

West facing, laid mainly to lawn, shrub borders, water tap, patio areas' for entertaining purposes and backs onto tree lined school playing field giving a degree of privacy.



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