

£415,000

ROMSEY AVENUE, PORTCHESTER, FAREHAM, PO16 9SZ



- Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- Dining Area
- Fitted Kitchen & Separate Utility Room
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazed Windows
- First Floor Bathroom
- Off Street Parking
- Garage/Workshop
- Generous Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

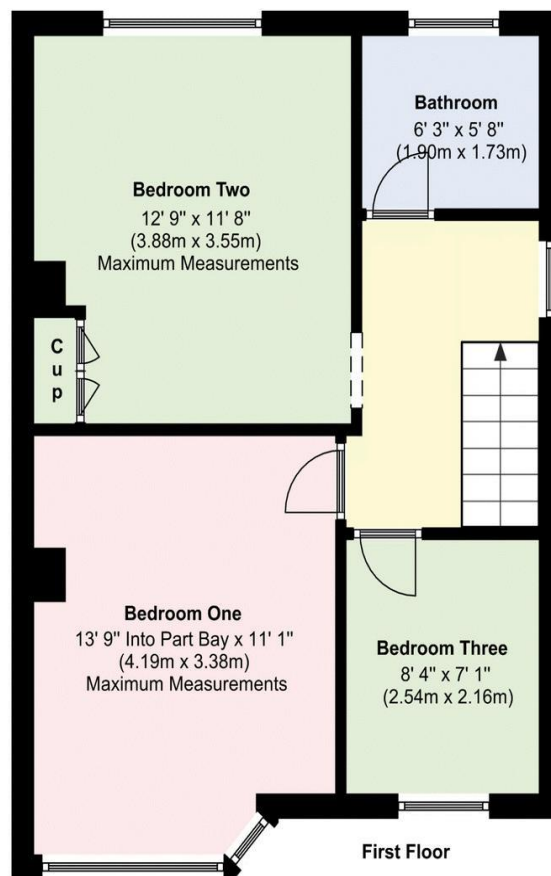
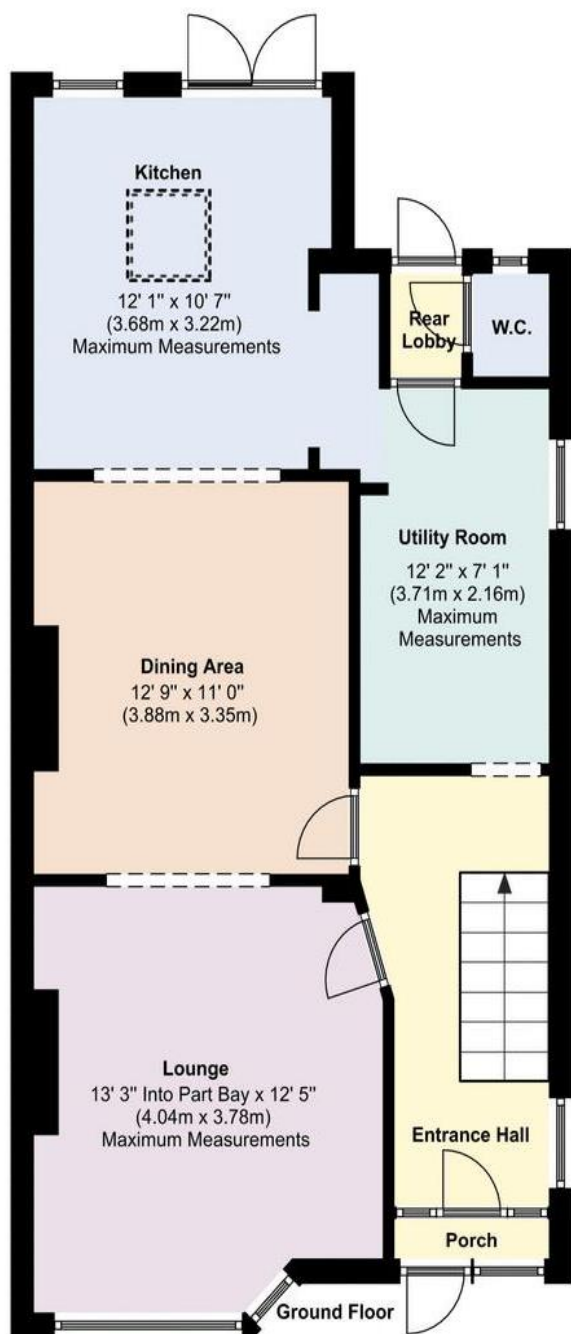
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Property Reference: P2744

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

Glazed door with matching side panel into:

Entrance Porch:-

Part glazed wooden front door with side panels into:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing meters, radiator, picture rail and flat ceiling. Doors to:



Lounge:-

13' 3" Into Part Bay x 12' 5" (4.04m x 3.78m) Maximum Measurements

UPVC double glazed part bay window to front elevation, feature fireplace with wood burner inset and tiled hearth, radiator, TV aerial point, engineered wooden flooring, picture rail and flat ceiling. Walkway to:



Dining Area:-

12' 9" x 11' 0" (3.88m x 3.35m)

Feature fireplace recess with tiled hearth, radiator, wood effect laminate flooring, space for a table and chairs, picture rail and textured ceiling. Further walkway to:



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Kitchen:-

12' 1" x 10' 7" (3.68m x 3.22m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, fitted range of matching base, eye level and glass display soft close units, granite worktops with matching upstands, single bowl stainless steel sink unit with mixer tap, built-in oven with gas hob above, splashback and extractor canopy over, integrated slimline dishwasher, flat and vaulted ceiling with double glazed Velux window inset, space for American style fridge/freezer and tiled flooring. Doorway to:



Utility Room:-

12' 2" x 7' 1" (3.71m x 2.16m) Maximum Measurements

UPVC double glazed window to side elevation, further storage units, work surface with matching upstand, single bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, radiator, tiled flooring, flat ceiling and door leading back to entrance hall. Further part glazed internal door to:



Rear Lobby:-

Part glazed door to garden and internal door to:

Cloakroom:-

3' 4" x 2' 6" (1.02m x 0.76m)

Opaque window to rear elevation, low level WC, wall mounted wash hand basin with mixer tap, part tiled walls and flat ceiling.

First Floor Landing:-

UPVC double glazed window to side elevation and flat ceiling. Doors to:

Bedroom One:

13' 9" Into Part Bay x 11' 1" (4.19m x 3.38m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator, engineered wooden flooring, picture rail and flat ceiling.



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Bedroom Two:-
12' 9" x 11' 8" (3.88m x 3.55m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in cupboard, picture rail and flat ceiling.



Bedroom Three:-
8' 4" x 7' 1" (2.54m x 2.16m)

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



Bathroom:-
6' 3" x 5' 8" (1.90m x 1.73m)

UPVC double glazed window to rear elevation, white suite comprising: panelled bath with shower over, folding shower screen, close coupled WC, wash hand basin inset vanity unit, part tiled walls, chrome heated towel rail, wood effect laminate flooring, flat ceiling and access to loft.



Outside:-

Block paved off street parking to front with shrub borders, brick retaining wall, outside power sockets and wooden gate to rear garden. Side access leads to:

Garage/Workshop:-

Up and over door, power connected, window and side courtesy door.

Rear Garden:-

Generous size, enclosed, patio area for entertaining purposes, water tap, remainder laid mainly to lawn, shrub borders and mature hedging.



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