

GUIDE PRICE £425,000-£450,000

LEITH AVENUE, PORTCHESTER, PO16 8HW



- Two Double Bedrooms
- Entrance Hallway
- Lounge & Separate Dining Room
- Sun Room
- Fitted Kitchen/Breakfast Room
- Ground Floor Shower Room
- First Floor En-Suite Bathroom
- Gas Central Heating & Double Glazed Windows
- 26' x 11' Detached Brick Built Garage/Workshop
- Block Paved Off Street Parking
- Established Corner Plot Garden
- Covered Seating/Utility Area

Portchester Office

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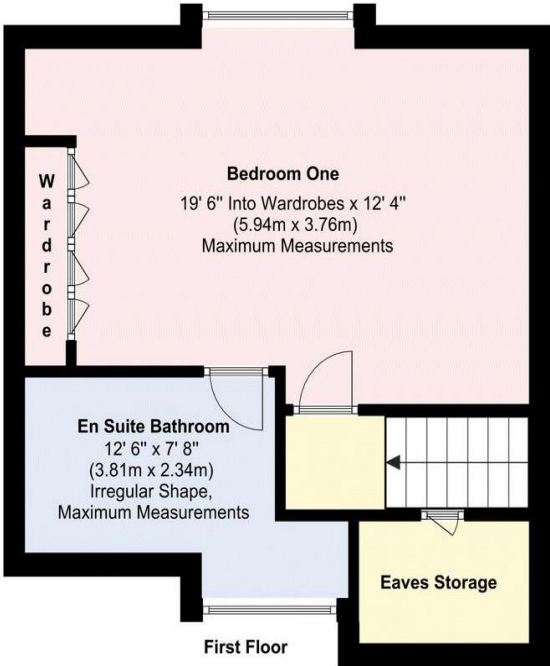
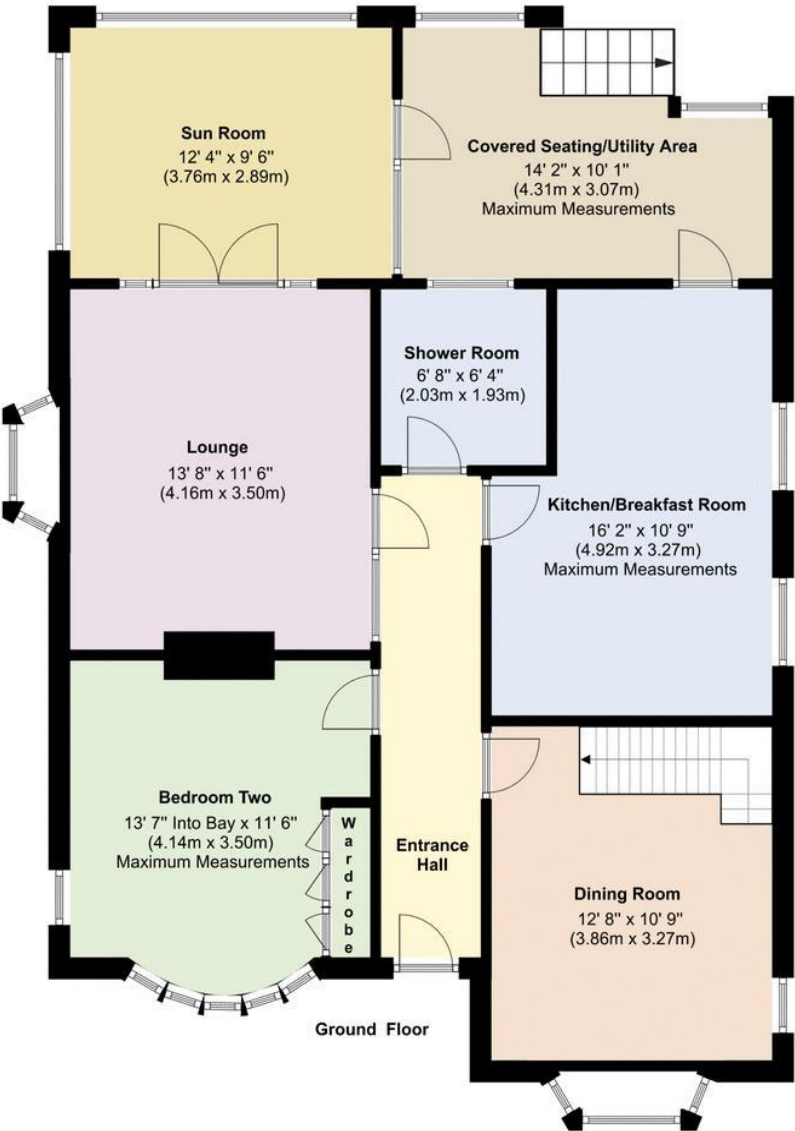
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Property Reference: P2747

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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 front door into:

Entrance Hall:-

Radiator and coving to flat ceiling. Wooden doors to:

Lounge:-

13' 8" x 11' 6" (4.16m x 3.50m)

UPVC double glazed bow window to side elevation, radiator, feature fireplace with marble inset and hearth, TV aerial point and coving to flat ceiling. Double opening glazed doors with matching side panels lead to:



Sun Room:-

12' 4" x 9' 6" (3.76m x 2.89m)

Triple aspect room with UPVC double glazed windows overlooking the side and rear gardens, wall lights, radiator, coving to flat ceiling and and UPVC part double glazed door leading to the covered seating/utility area.



Kitchen/Breakfast Room:-

16' 2" x 10' 9" (4.92m x 3.27m) Maximum Measurements

Twin opaque UPVC double glazed windows to side elevation, matching range of fitted base, eye level, glass display and larder style storage units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in double oven with gas hob above and concealed extractor over, integrated dishwasher, matching cupboard housing gas central heating boiler, space for table and chairs, radiator, coving to flat ceiling and part double glazed door to covered seating/utility area.



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Dining Room:-
12' 8" x 10' 9" (3.86m x 3.27m)

Dual aspect room with UPVC double glazed bow window to front elevation and UPVC double glazed window to side elevation, stairs to first floor, space for table and chairs, radiator, under stairs storage cupboard and coving to flat ceiling.



Bedroom Two:-

13' 7" Into Bay x 11' 6" (4.14m x 3.50m) Maximum Measurements

Dual aspect room with UPVC double glazed bay window to front elevation and UPVC double glazed window to side elevation, radiator, built-in wardrobe (to remain) and coving to flat ceiling,



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Shower Room:-
6' 8" x 6' 4" (2.03m x 1.93m)

Opaque UPVC double glazed window to rear elevation, modern suite comprising: shower cubicle, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap, tiled walls, chrome heated towel rail, tiled flooring, extractor and coving to flat ceiling.

First Floor Landing:-

Flat and sloping ceiling and access to boarded eaves storage with light connected.

Bedroom One:-
19' 6" Into Wardrobes x 12' 4" (5.94m x 3.76m) Maximum Measurements

UPVC double glazed dormer window to rear elevation with views towards Portsmouth harbour and beyond, flat and sloping ceiling, radiator and built-in wardrobe and chest of drawers (all to remain). Wooden door to:



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En Suite Bathroom:-

12' 6" x 7' 8" (3.81m x 2.34m) Irregular Shape, Maximum Measurements

UPVC double glazed dormer window to front elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit, flat and sloping ceiling, radiator and part tiled walls.



Outside:-

Established corner plot garden laid mainly to lawn with an array of mature shrubs, brick retaining wall and wrought iron gate to front and side of property.

Garage/Workshop:-

26' 0" x 11' 0" (7.92m x 3.35m)

Double opening wrought iron gates lead to block paved parking, garage/workshop is brick built, detached, roller door, power connected, UPVC double glazed window and UPVC part double glazed side courtesy door to garden.



Covered Seating Area/Utility:-

14' 2" x 10' 1" (4.31m x 3.07m) Maximum Measurements

Semi open plan outside area with two windows to rear, quarry tiled floor, power and light connected, space and plumbing for washing machine, space for tumble dryer and steps leading to rear garden.



Rear Garden:-

South facing, patio with space for table and chairs for entertaining purposes, water tap, low level brick wall, pathway and wrought iron gate to rear.



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