

## £415,000

### KELVIN GROVE, PORTCHESTER, PO16 8LF



- Three Bedrooms
- Entrance Hallway
- Sitting Room/Bedroom Four
- Open Plan Fitted Kitchen/Dining/Family Room
- Ground Floor
- First Floor Modern Shower Rooms
- UPVC Double Glazed Windows & Bi-Folding Doors
- Gas Central Heating
- Block Paved Off Street Parking
- Generous South Facing Rear Garden
- Central Location

#### 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)

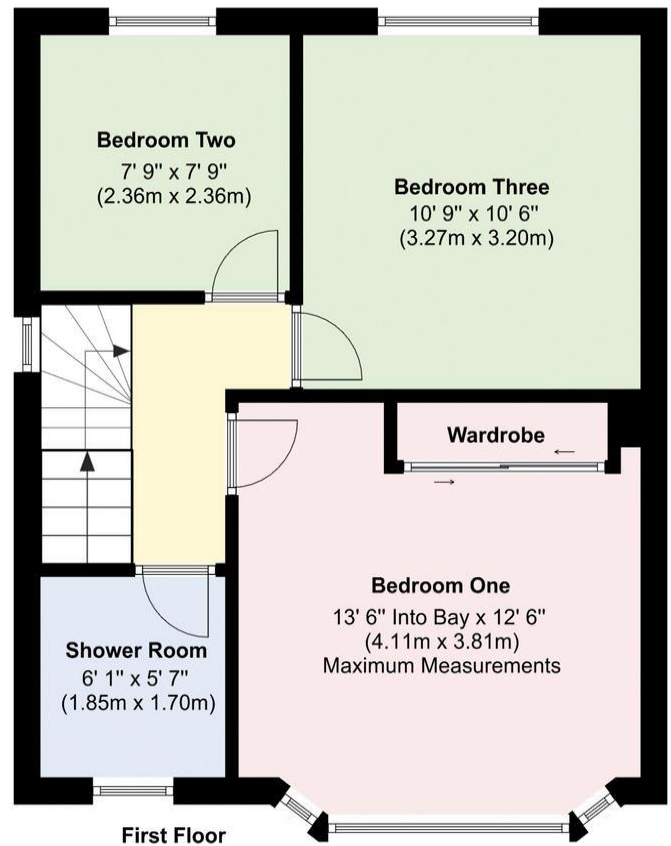
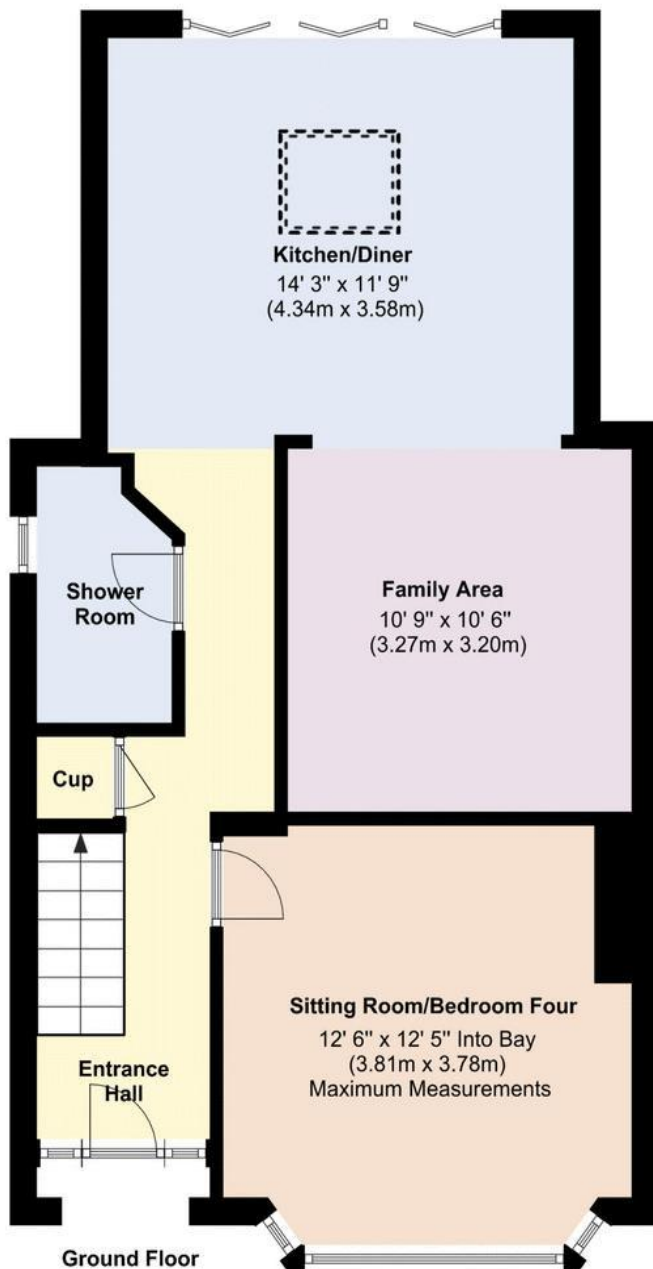
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Property Reference: P2751

Council Tax Band: C

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:-

Covered entrance with part double glazed composite front door to:

### Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing meters, radiator, tiled flooring, flat ceiling, wooden panelling to dado rail height and further built-in cupboard with space and plumbing for washing machine and wall mounted gas central heating boiler. Walkway to:



### Kitchen/Dining/Family Room:-

24' 0" x 14' 3" (7.31m x 4.34m)



### Kitchen/Diner:-

14' 3" x 11' 9" (4.34m x 3.58m)

UPVC double glazed bi-folding doors over looking and accessing the rear garden, modern range of base and eye level soft close units, marble worktops, single bowl sink unit with mixer tap and stainless steel splashback, built-in eye level oven with warming tray below, integrated dishwasher, built-in fridge freezer, matching island unit with marble worktop, induction hob inset and additional storage below, space for table and chairs, continuation of tiled flooring and flat ceiling with lantern and spotlighting inset. Walkway to:



### Family Area:-

10' 9" x 10' 6" (3.27m x 3.20m)

Seating available, TV aerial point, contemporary vertical radiator and flat ceiling.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





## Sitting Room/Bedroom Four:-

12' 6" x 12' 5" Into Bay (3.81m x 3.78m) Maximum Measurements

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



## Shower Room:-

7' 7" x 4' 1" (2.31m x 1.24m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, modern suite comprising: shower cubicle with Bristan rainwater shower and hand held shower attachment, waterproof shower wall, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.



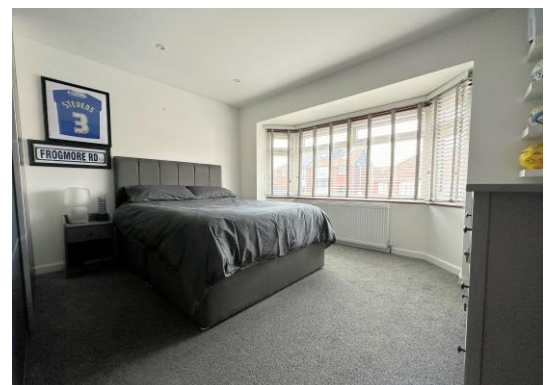
## First Floor Landing:-

Opaque UPVC double glazed window to side elevation, flat ceiling and access to loft via fitted ladder. Replacement wooden doors to:

## Bedroom One:-

13' 6" Into Bay x 12' 6" (4.11m x 3.81m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, sliding doors to built in wardrobe and flat ceiling with spotlighting inset.



## 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 Two:-**  
10' 9" x 10' 6" (3.27m x 3.20m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and flat ceiling.



**Bedroom Three:-**  
7' 9" x 7' 9" (2.36m x 2.36m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect flooring and flat ceiling.



**Shower Room:-**  
6' 1" x 5' 7" (1.85m x 1.70m)

Opaque UPVC double glazed window to front elevation, modern suite comprising: double width shower cubicle with Bristan rainwater shower, shower screen, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with mixer tap, chrome heated towel rail, waterproof shower wall, wood effect laminate flooring, extractor and flat ceiling with spotlighting inset.



**Outside:-**

Block paved off street parking and side access leads to garage/workshop and wrought iron gate to:

**Rear Garden:-**

South facing, generous size, enclosed, patio areas for entertaining purposes, remainder laid to lawn and storage sheds.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





**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)

