

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£325,000

GREBE CLOSE, PORTCHESTER, FAREHAM, PO16 8QN



- Three Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Modern Fitted Kitchen
- UPVC Conservatory
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Off Street Parking
- Detached Garage/Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

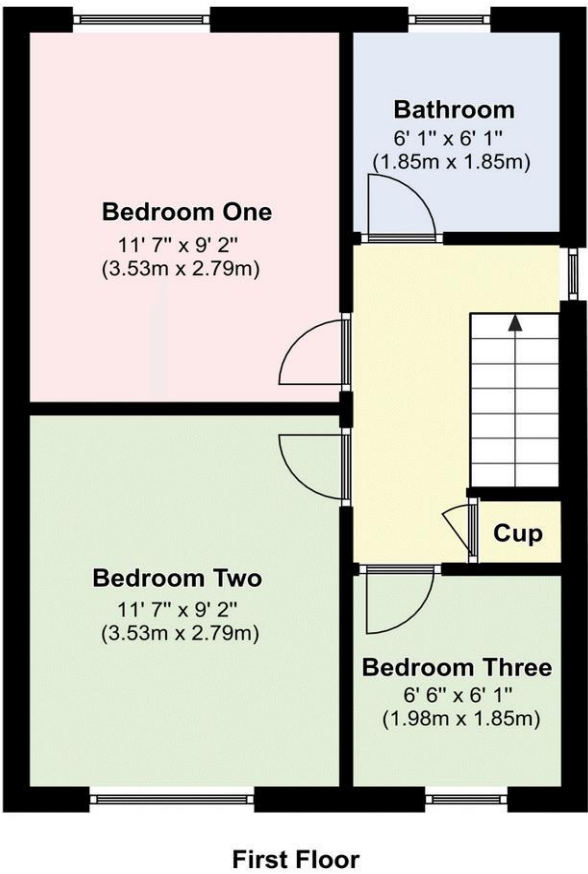


Property Reference: P2717

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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 Lobby:-

Stairs to first floor, radiator, wood effect laminate flooring and flat ceiling with spotlighting inset. Door to:

Lounge/Kitchen/Diner:-

23' 7" x 15' 6" (7.18m x 4.72m) Maximum Measurements



Kitchen/Diner:-

UPVC double glazed window to rear elevation, fitted range of modern matching base and eye level soft close units, worksurfaces with matching splash backs, upstands and breakfast bar area, single bowl sink unit with mixer tap, built-in eye level oven and combi microwave, hob with extractor canopy, space and plumbing for washing machine, space for tumble dryer, integrated dishwasher, recess for tall fridge/freezer, continuation of wood effect laminate flooring and coving to flat ceiling with spotlighting inset, two radiators and UPVC part double glazed door leading to garden. UPVC double glazed doors leading to:



UPVC double glazed box bay window to front elevation, TV aerial point, decorative wooden clad wall, radiator, wood effect laminate flooring and coving to flat ceiling with spotlighting inset.



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Conservatory:-

12' 3" x 7' 4" (3.73m x 2.23m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, tiled flooring, power connected and radiator.



First Floor Landing:-

UPVC double glazed window to side elevation, built-in over stairs storage cupboard housing gas central heating boiler, textured ceiling and access to the loft via a fitted ladder. Doors to:

Bedroom One:-

11' 7" x 9' 2" (3.53m x 2.79m)

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



Bedroom Two:-

11' 7" x 9' 2" (3.53m x 2.79m)

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



Bedroom Three:-

6' 6" x 6' 1" (1.98m x 1.85m)

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

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Bathroom:-

6' 1" x 6' 1" (1.85m x 1.85m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with mixer tap and shower over, shower screen, wall mounted wash hand basin, close coupled WC, chrome heated towel rail, part tiled walls, wood effect laminate flooring and textured ceiling with spotlighting inset.



Outside:-

Open plan front garden area with lawn and shrubs inset. Off street parking to rear leads to:

Garage/Workshop:-

Up and over door, brick built, detached, double glazed window and side courtesy door to garden.



Rear Garden:-

Enclosed, corner plot position, generous size, patio area, wooden decking for entertaining purposes, shingled beds, remainder laid mainly to lawn and outside water tap.



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