

## £360,000

NEWBOLT ROAD, PAULSGROVE, PO6 4JH



- Three Double Bedrooms
- Entrance Hall
- Lounge
- Open Plan Modern Kitchen/Diner
- Spacious Bathroom
- Double Glazing
- Gas Central Heating
- Off Road Parking
- Generous Low Maintenance Rear Garden
- No Onward Chain

### 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)

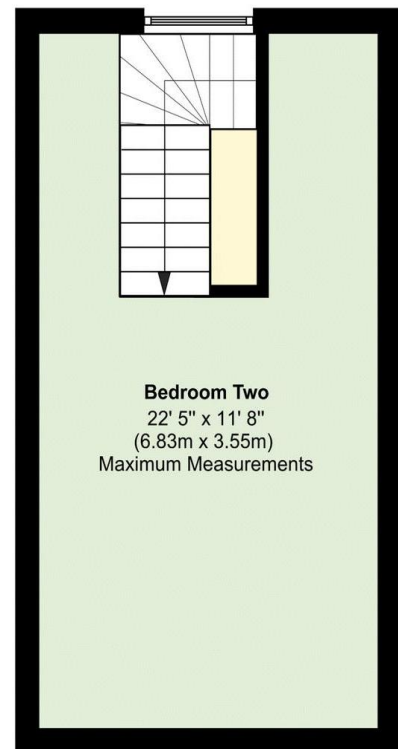
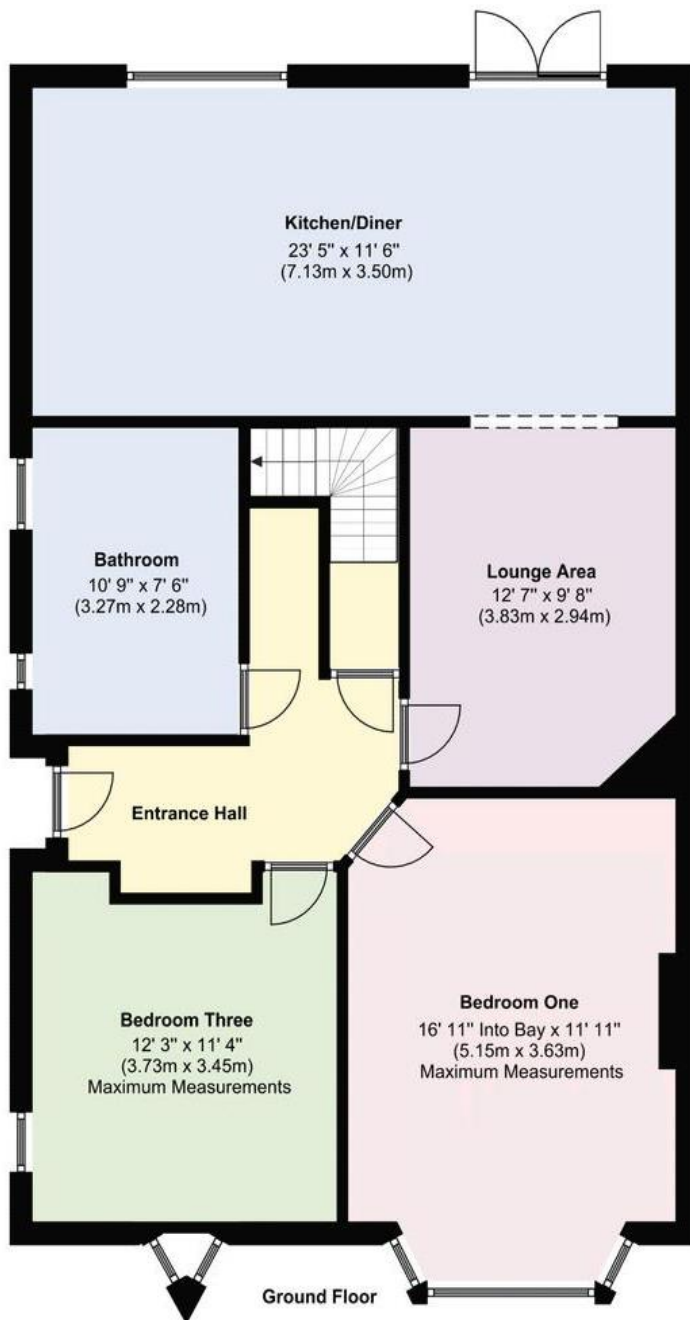
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2689

Council Tax Band: C

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



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## The Accommodation Comprises:-

Covered entrance with wooden front door into:

### Entrance Hall:-

Door with access to stairs leading to bedroom two, under stairs cupboard recess, radiator, smoke detector, low level cupboard housing meters and flat ceiling. Doors to:

### Lounge:-

12' 7" x 9' 8" (3.83m x 2.94m)

Corner fireplace with log burner inset, wood effect laminate flooring and coving to flat ceiling. Walkway to:



### Kitchen/Diner:-

23' 5" x 11' 6" (7.13m x 3.50m)

Double glazed window and French doors overlooking and accessing the rear garden, fitted range of matching modern soft close base units, roll top work surfaces with matching upstands, one and a half bowl ceramic sink unit with extendable mixer tap, range cooker with splashback and extractor over (all to remain), slimline dishwasher (to remain), space for American style fridge/freezer, space and plumbing for washing machine, space for table and chairs, radiator, matching cupboard housing Ideal gas central heating boiler, continuation of wood effect laminate flooring, wall lights and coving to flat ceiling with spotlighting inset.



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### Bedroom Three:-

12' 3" x 11' 4" (3.73m x 3.45m) Maximum Measurements

Dual aspect room with double glazed bow window to front elevation and further double glazed window to side elevation, radiator and coving to flat ceiling.



### Bedroom One:-

16' 11" Into Bay x 11' 11" (5.15m x 3.63m) Maximum Measurements

Double glazed bay window to front elevation, feature open fireplace with brick surround and hearth, radiator and coving to flat ceiling.

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**Bathroom:-**  
10' 9" x 7' 6" (3.27m x 2.28m)

Two double glazed windows to side elevation, suite comprising: tiled panel bath with central mixer tap and handheld shower attachment, further Bristan electric shower unit, close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, radiator, part tiled walls, matching floor tiling, extractor fan and flat ceiling.



**First Floor:-**

**Bedroom Two:-**  
22' 5" x 11' 8" (6.83m x 3.55m) Maximum Measurements

Double glazed window to rear elevation overlooking the garden, flat and sloping ceiling with spotlighting inset, radiator and smoke detector.

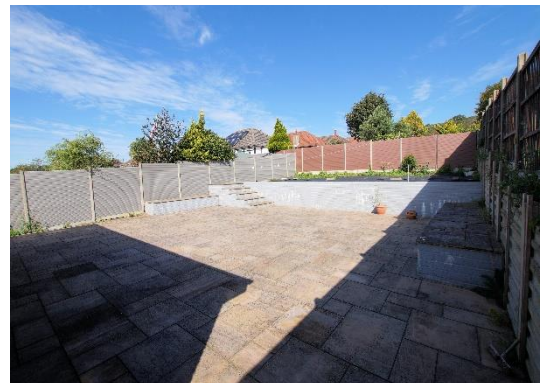


**Outside:-**

Off road parking to front with driveway to side. Double opening wooden gates lead to:

**Rear Garden:-**

Enclosed, generous size, mainly laid to patio for ease of maintenance, water tap, outside power sockets and steps lead to further raised area to rear.



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