

## £275,000

### DRYDEN AVENUE, POETS CORNER, PO6 4PP



- Three Bedrooms
- Entrance Hall
- Lounge
- Modern Fitted Kitchen/Diner
- First Floor Bathroom
- Separate Cloakroom
- Gas Central Heating
- UPVC Double Glazed Windows
- Enclosed Rear Garden
- Block Paved Off Street Parking

#### 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)

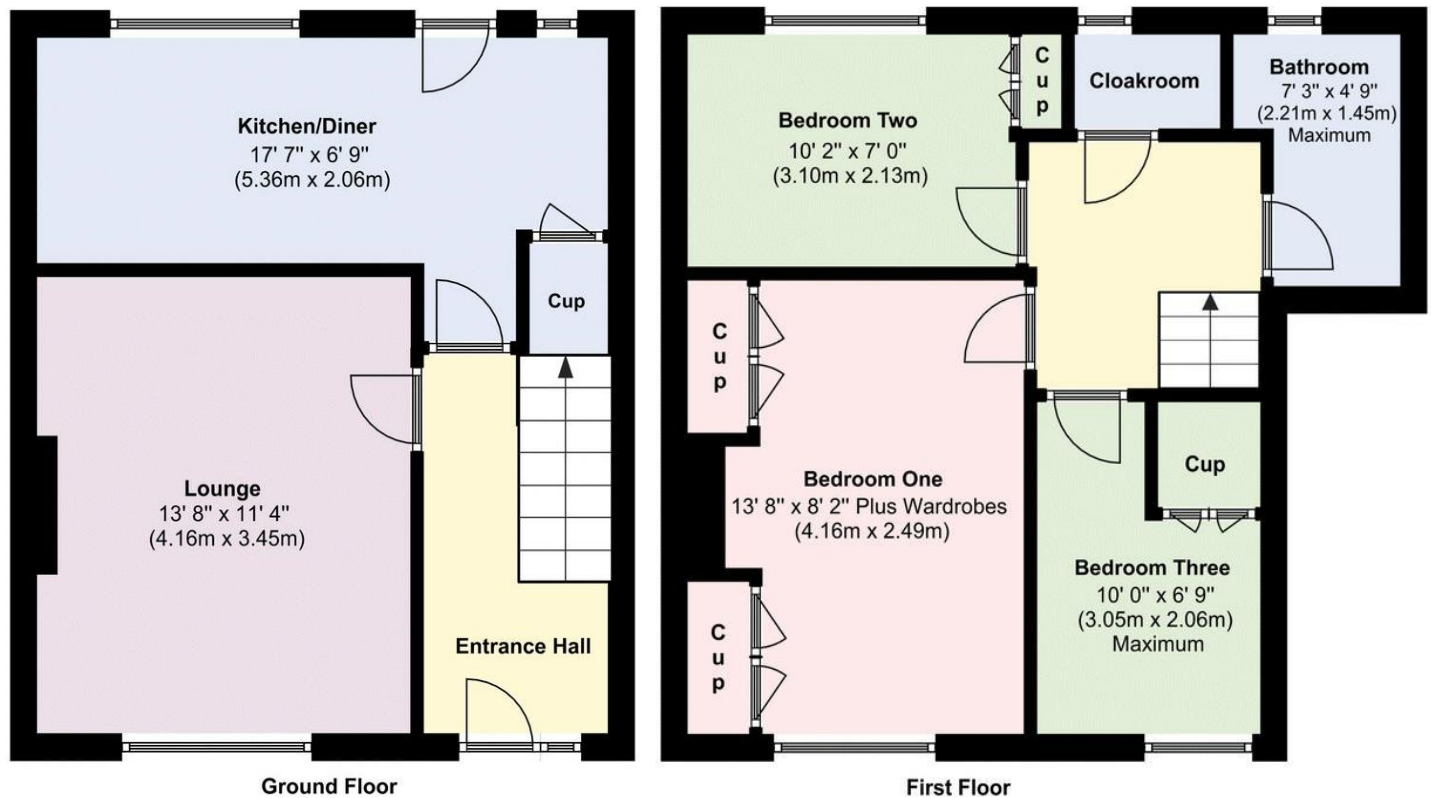
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2730

Council Tax Band: B

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



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## The Accommodation Comprises:-

Part double glazed composite front door with matching side panel into:

### Entrance Hall:-

Stairs to first floor, radiator with decorative cover, wood effect laminate flooring and coving to flat ceiling. Doors to:



### Lounge:-

13' 8" x 11' 4" (4.16m x 3.45m)

UPVC double glazed window to front elevation, feature fireplace, radiator with decorative cover, TV aerial point and coving to flat ceiling.



### Kitchen/Diner:-

17' 7" x 6' 9" (5.36m x 2.06m)

UPVC double glazed windows to rear elevation, fitted range of modern base, eye level and larder style soft close units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in double oven with five ring gas hob and extractor canopy, matching cupboard housing gas central heating boiler, recess for fridge/freezer, space and plumbing for washing machine and dishwasher, radiator with decorative cover, under stairs cupboard, space for small table and chairs, wood effect laminate flooring, coving to flat ceiling with spotlighting inset and UPVC part double glazed door to garden.



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## First Floor Landing:-

Coving to flat ceiling with spotlighting inset and access to loft. Doors to:

## Bedroom One:-

13' 8" x 8' 2" Plus Wardrobes (4.16m x 2.49m)

UPVC double glazed window to front elevation, built-in wardrobes, radiator and coving to flat ceiling.



## Bedroom Two:-

10' 2" x 7' 0" (3.10m x 2.13m)

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



## Bedroom Three:-

10' 0" x 6' 9" (3.05m x 2.06m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobe and coving to flat ceiling.



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## Bathroom:-

7' 3" x 4' 9" (2.21m x 1.45m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white suite comprising: tile panelled bath with rainwater shower and further handheld shower, folding shower screen, pedestal wash hand basin, tiled walls, chrome heated towel rail, tiled flooring, extractor and coving to flat ceiling with spotlighting inset.



## Cloakroom:-

4' 7" x 2' 10" (1.40m x 0.86m)

Opaque UPVC double glazed window to rear elevation, WC with concealed cistern and shelf above, corner wash hand basin with mixer tap, part tiled walls, tiled flooring and coving to flat ceiling with spotlight inset.



## Outside:-

Block paved off street parking to the front with side pedestrian access and a wooden gate leading to:



## Rear Garden:-

Enclosed, patio areas for entertaining purposes, water tap, lawn section and brick built shed with power connected.



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