

## £430,000

BIRDWOOD GROVE, DOWNEND, FAREHAM, PO16 8AJ



- Three Double Bedrooms
- Entrance Porch & Hallway
- 25' Lounge/Diner
- Fitted Kitchen
- Sun Room
- Modern Ground & First Floor Shower Rooms
- UPVC Double Glazing
- Gas Central Heating
- Off Street Parking
- Garage/Workshop
- Enclosed 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)

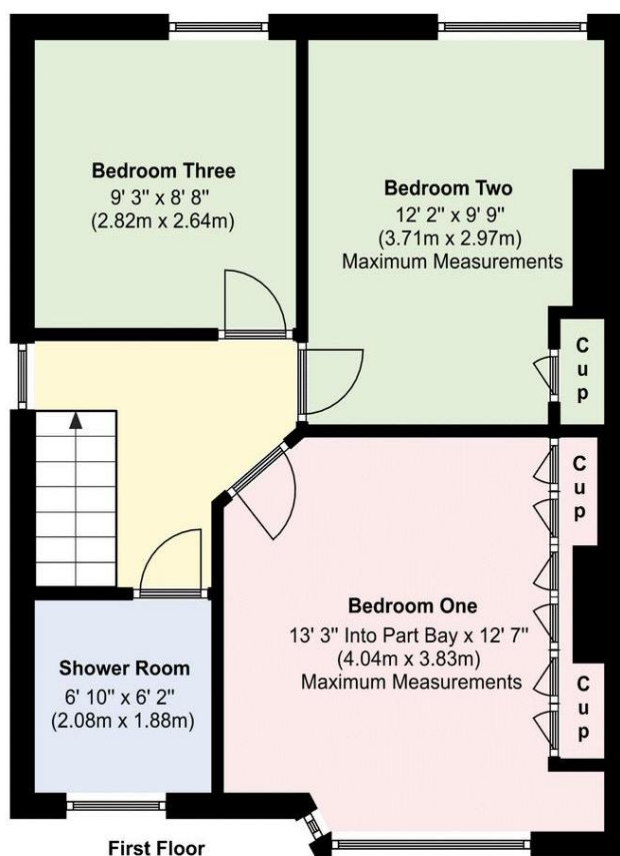
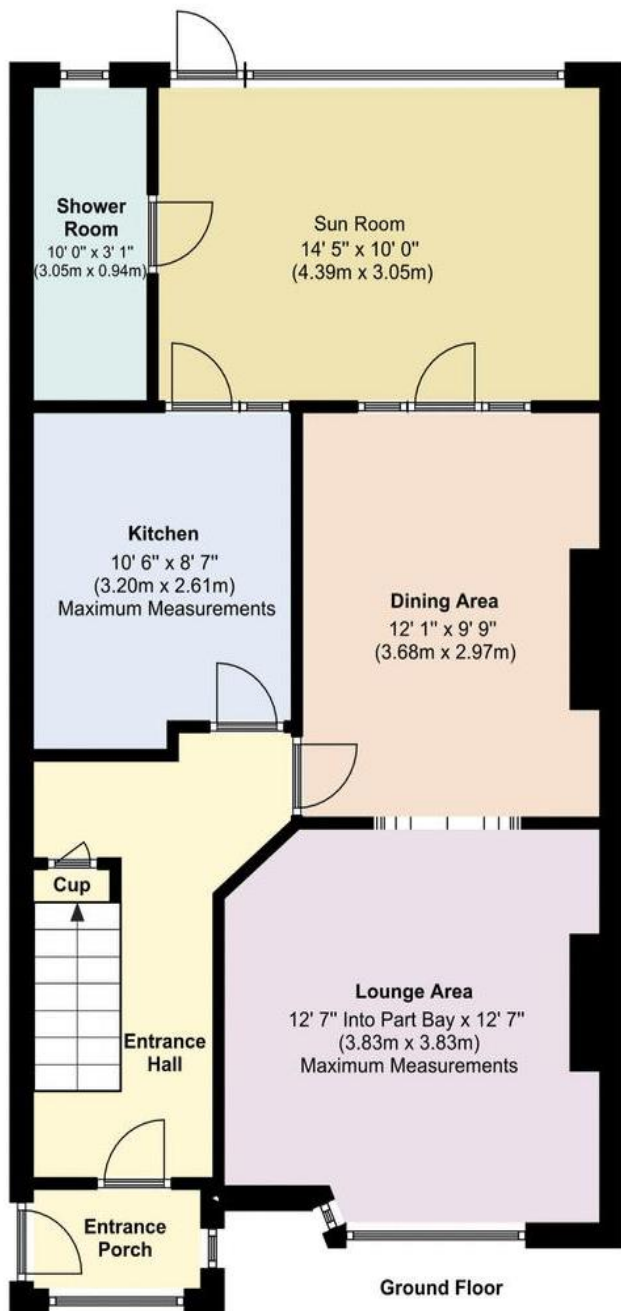
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Property Reference: P2732

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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)



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## The Accommodation Comprises:-

Wooden front door into:

### Entrance Porch:-

Opaque UPVC double windows, tiled flooring, flat and sloping ceiling. Further glazed door to:

### Entrance Hall:-

Stairs to first floor, under stairs cupboard housing the meters, radiator and coving to textured ceiling. Doors to:

### Lounge/Diner:-

24' 4" Into Part Bay x 12' 7" (7.41m x 3.83m) Maximum Measurements



### Lounge Area:-

12' 7" Into Part Bay x 12' 7" (3.83m x 3.83m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator, TV aerial point, feature tiled fireplace and coving to textured ceiling. Walkway to:



### Dining Area:-

12' 1" x 9' 9" (3.68m x 2.97m)

Space for table and chairs, lead light glazed door with matching side panels leading to sun room and continuation of coving to textured ceiling.

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## Sun Room:-

14' 5" x 10' 0" (4.39m x 3.05m)

UPVC double glazed window and door overlooking and accessing the rear garden, space and plumbing for washing machine and dishwasher and space for fridge/freezer. Further door to:



## Kitchen:-

10' 6" x 8' 7" (3.20m x 2.61m) Maximum Measurements

Fitted base and eye level soft close units, roll top work surfaces, single bowl single drainer sink unit with a mixer tap, tiled walls, eye level oven and grill, five ring gas hob, wall mounted gas central heating boiler, engineered wooden flooring and textured ceiling. Part glazed door with window to side into:



## Shower Room:-

10' 0" x 3' 1" (3.05m x 0.94m)

Small opaque UPVC double glazed window to rear elevation, white suite comprising: shower cubicle with Triton electric shower, pedestal wash hand basin, low level WC, tiled walls, electric heater and extractor.



## First Floor Landing:-

Opaque UPVC double glazed window to side elevation and coving to textured ceiling. Doors to:

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## Bedroom One:-

13' 3" Into Part Bay x 12' 7" (4.04m x 3.83m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator with decorative cover, fitted bedroom furniture (to remain) and coving to textured ceiling.



## Bedroom Two:-

12' 2" x 9' 9" (3.71m x 2.97m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and with views over open fields, radiator, built-in airing cupboard and coving to textured ceiling.



## Bedroom Three:-

9' 3" x 8' 8" (2.82m x 2.64m)

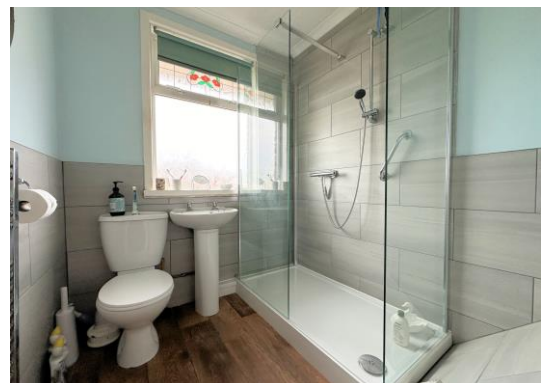
UPVC double glazed window to rear elevation overlooking the garden and with views over open fields, radiator and textured ceiling.



## Shower Room:-

6' 10" x 6' 2" (2.08m x 1.88m)

Opaque UPVC double glazed window to rear elevation, modern white suite comprising: double width shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, chrome heated towel rail, access to the loft and coving to textured.



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## Outside:-

Double opening wrought iron gates lead to block paved driveway for off road parking, shingle front garden to side with shrub borders and low level brick retaining wall and side gate gives pedestrian access to rear garden.

## Garage/Workshop:-

Detached, up and over door, side courtesy door to garden and power connected.

## Rear Garden:-

Generous size, enclosed, block paved patio with space for table and chairs for socialising and entertaining purposes, pathways, water tap, shingle and shrub borders, shed and greenhouse (both to remain) and additional rear gate.



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