

£265,000

ST. HELENA WAY, PORTCHESTER, PO16 8NY



- Three Bedrooms
- Entrance Porch
- Lounge
- Kitchen/Diner
- First Floor Bathroom
- Gas Central Heating
- UPVC Double Glazed Windows
- Enclosed Garden
- Garage in Block
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

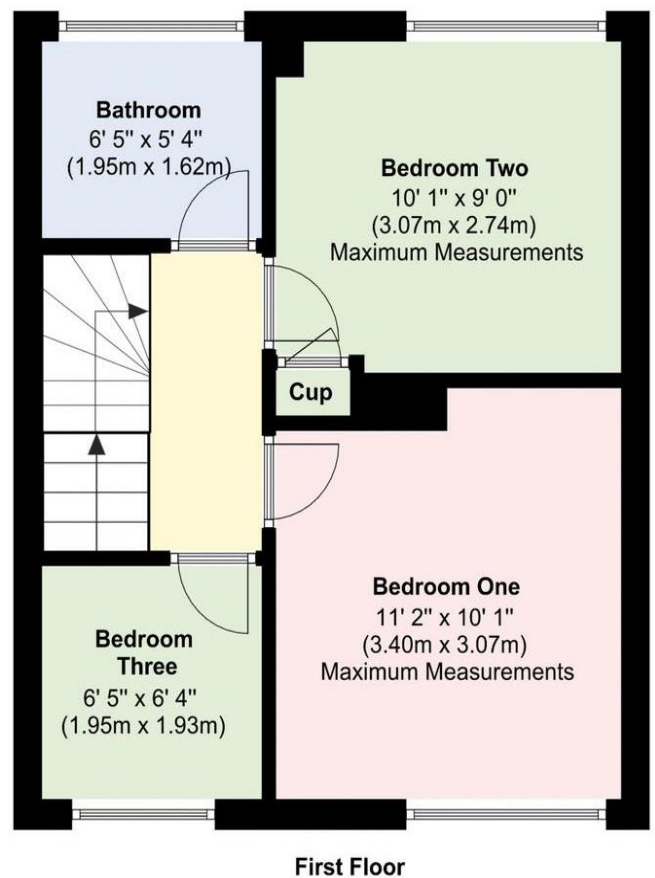
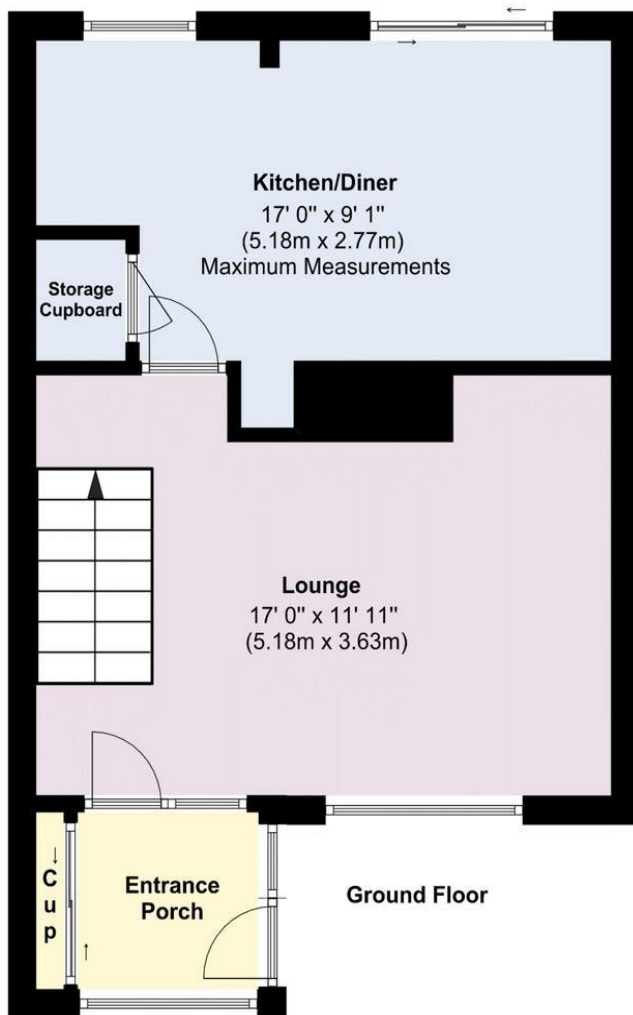
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2753

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed front door with matching side panel into:

Entrance Porch:-

6' 8" Into Cupboard x 4' 9" (2.03m x 1.45m) Maximum Measurements

UPVC double glazed window to front elevation, textured ceiling and sliding doors to built-in storage cupboard housing meters. Part glazed internal door with matching side panel into:

Lounge:-

17' 0" x 11' 11" (5.18m x 3.63m)

UPVC double glazed window to front elevation, stairs to first floor, radiator, feature fireplace, TV aerial point, under stairs recess and coving to textured ceiling. Part glazed door to:



Kitchen/Diner:-

17' 0" x 9' 1" (5.18m x 2.77m) Maximum Measurements

Two UPVC double glazed windows and part double glazed door overlooking and accessing the rear garden, fitted storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor over, space for tall fridge freezer, space for table and chairs, space and plumbing for washing machine, recess with shelving, under stairs storage cupboard and coving to textured ceiling.



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First Floor Landing:-

Coving to textured ceiling and access to loft. Doors to:

Bedroom One:-

11' 2" x 10' 1" (3.40m x 3.07m) Maximum Measurements

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



Bedroom Two:-

10' 1" x 9' 0" (3.07m x 2.74m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in cupboard housing Vaillant gas central heating boiler and coving to textured ceiling.



Bedroom Three:-

6' 5" x 6' 4" (1.95m x 1.93m)

UPVC double glazed window to front elevation and coving to textured ceiling.



Bathroom:-

6' 5" x 5' 4" (1.95m x 1.62m)

Opaque UPVC double glazed window to rear elevation, coloured suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, close coupled WC, radiator, tiled walls and coving to textured ceiling.

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Outside:-

Open plan front garden laid to lawn and garage with up and over door situated in block nearby.

Rear Garden:-

Enclosed, small concrete patio area, remainder laid to lawn, shrub borders and wooden gate to rear for access.



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