

## £245,000

### CHAUCER AVENUE, POETS CORNER, PO6 4PJ



- Two Double Bedrooms
- Entrance Porch
- Lounge
- Fitted Kitchen/Diner
- First Floor Bathroom
- Double Glazed Windows
- Electric Heating
- Enclosed Rear Garden
- 20' x 14' Outside Insulated Office/Studio/Bar (with shower room)
- EPC: TBC

#### 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)

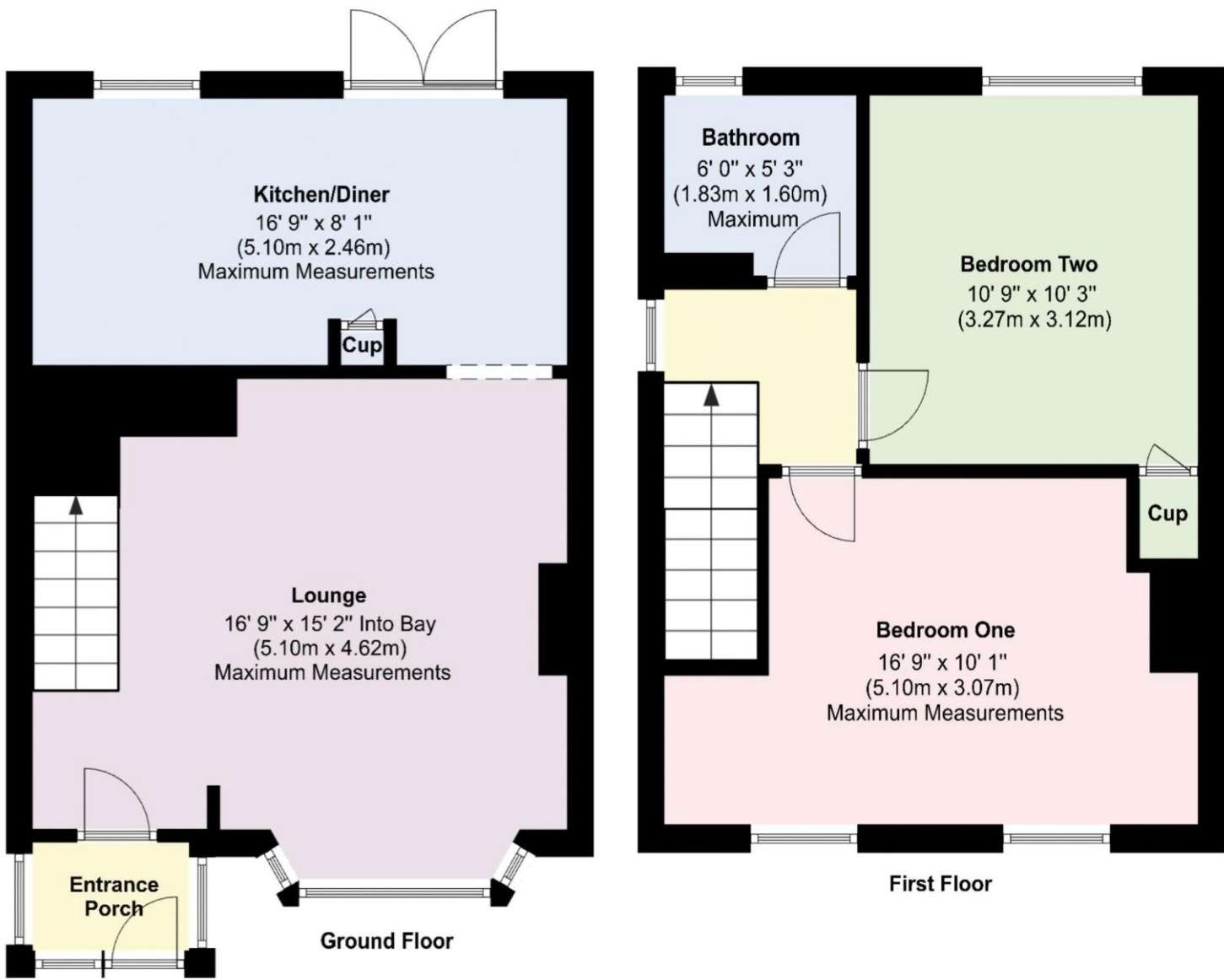
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2765

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 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 with window to side into:-

### Entrance Porch:-

6' 7" x 3' 3" (2.01m x 0.99m)

UPVC double glazed windows to side elevations and wood effect laminate flooring. Further double glazed door into:

### Lounge:-

16' 9" x 15' 2" Into Bay (5.10m x 4.62m) Maximum Measurements

UPVC double glazed bay window to front elevation, TV aerial point, stairs to first floor, feature fireplace with living flame gas fire inset and marble hearth, wood effect laminate flooring and flat ceiling with spotlighting inset. Walkway to:



### Kitchen/Diner:-

16' 9" x 8' 1" (5.10m x 2.46m) Maximum Measurements

UPVC double glazed window and French doors overlooking and accessing the rear garden, fitted range of matching base, eye level and larder style storage units, worktops, single bowl sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, space for table and chairs, wood effect laminate flooring, electric heater and flat ceiling with spotlighting inset.



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## First Floor Landing:-

UPVC double glazed window to side elevation, electric heater, flat ceiling with spotlighting inset and access to loft. Doors to:

## Bedroom One:-

16' 9" x 10' 1" (5.10m x 3.07m) Maximum Measurements

Two UPVC double glazed windows to front elevation, electric heater and coving to flat ceiling.



## Bedroom Two:-

10' 9" x 10' 3" (3.27m x 3.12m)

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

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### Bathroom:-

6' 0" x 5' 3" (1.83m x 1.60m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with mixer tap and Triton electric shower over, folding shower screen, close coupled WC, pedestal wash hand basin with mixer tap, waterproof shower wall, extractor and flat ceiling.



### Outside:-

Open plan front garden with lawn. Side pedestrian access and wooden gate leads to:



### Rear Garden:-

Enclosed, water tap and remainder laid to lawn. Steps lead to:



### Office/Studio/Bar:-

20' 0" x 14' 0" (6.09m x 4.26m)

UPVC double glazed windows and doors, insulated, power connected, fitted bar area, wood effect laminate flooring and door to separate shower room.

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