

## £365,000

### JUBILEE ROAD, PORTCHESTER, PO16 9RE



- Four Bedrooms
- Entrance Hallway
- Lounge
- Kitchen/Diner
- Ground Floor Shower Room
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden
- Off Street Parking To The Front & Rear
- 16' x 15' Garage/Workshop

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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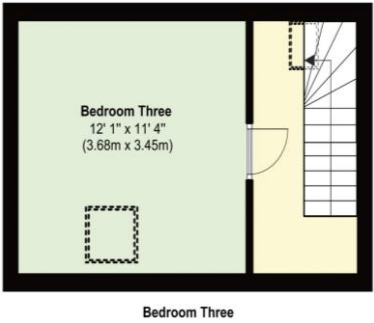
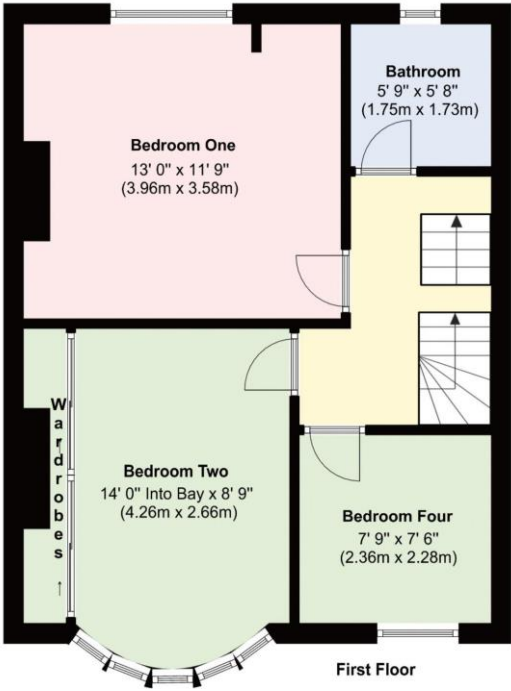
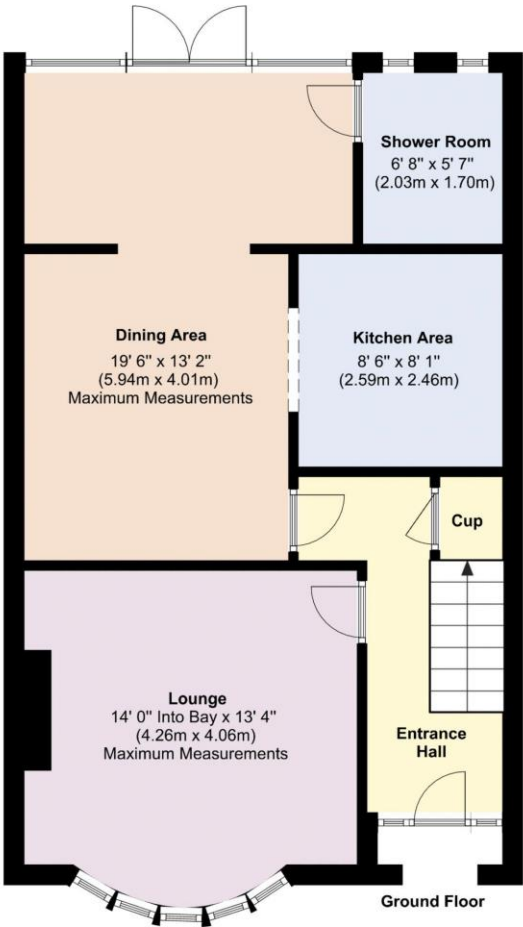
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2766

Council Tax Band: C

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



## The Accommodation Comprises:-

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

### Entrance Hall:-

Stairs to first floor, radiator, wood effect laminate flooring, picture rail, under stairs storage cupboard housing the meters and flat ceiling. Replacement doors to:

### Lounge:-

14' 0" Into Bay x 13' 4" (4.26m x 4.06m) Maximum Measurements

UPVC double glazed bay window to front elevation with fitted shutter blinds, TV aerial point, feature fire place, radiator and coving to flat ceiling.



### Dining Area:-

19' 6" x 13' 2" (5.94m x 4.01m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, radiator, space for table and chairs, TV aerial point, wood effect laminate flooring, door to shower room, space and plumbing for washing machine, space for tumble dryer and flat ceiling. Walkway to:



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## Kitchen Area:-

8' 6" x 8' 1" (2.59m x 2.46m)

Glazed window to rear elevation fitted base and eye level storage units, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with concealed extractor over, space and plumbing for dishwasher, recess for fridge/freezer and flat ceiling.



## Downstairs Shower Room:-

6' 8" x 5' 7" (2.03m x 1.70m)

Twin opaque UPVC double glazed windows to rear elevation, suite comprising: shower cubicle with electric shower, close coupled WC, pedestal wash hand basin with mixer tap, tiled walls, chrome heated towel rail and textured ceiling.



## First Floor Landing:-

Continuation of stairs to second floor, exposed wooden flooring and flat ceiling. Replacement doors to:

## Bedroom One:-

13' 0" x 11' 9" (3.96m x 3.58m)

UPVC double glazed window to rear elevation overlooking the garden with fitted shutter blinds, recess housing gas central heating boiler, radiator, picture rail and coving to flat ceiling.

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**Bedroom Two:-**  
14' 0" Into Bay x 8' 9" (4.26m x 2.66m)

UPVC double glazed bay window to front elevation with fitted shutter blinds, sliding doors to built-in wardrobes, radiator, picture rail and flat ceiling with spotlighting inset.



**Bedroom Four:-**  
7' 9" x 7' 6" (2.36m x 2.28m)

UPVC double glazed window to front elevation with fitted shutter blinds, radiator, picture rail and coving to flat ceiling.



**Bathroom:-**  
5' 9" x 5' 8" (1.75m x 1.73m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: P-shaped panelled bath, with mixer tap and handheld shower attachment, shower screen, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, tiled flooring and textured ceiling.

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## Second Floor Landing:-

Double glazed Velux window to rear elevation. Replacement door to:

## Bedroom Three:-

12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed Velux window to front elevation, flat and sloping ceiling, wooden panelling to dado rail height, radiator and access to eaves storage.



## Outside:-

Block paved off street parking to front, rear access leads to further parking and 16' x 15'(4.87m x 4.57m) garage/workshop with main door and courtesy door to garden. Wooden gate leads to:

## Rear Garden:-

Enclosed, mainly laid to lawn, shingle shrub borders, patio area and water tap.



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