

£625,000

PORTSVIEW AVENUE, PORTCHESTER, PO16 8LU



- Five Bedrooms
- Generous 'Meet & Greet' Hallway
- Sitting Room
- 32' x 20' Open Plan Fitted Kitchen/Dining/Family Room
- Utility Room & Downstairs Cloakroom
- Modern Family Bathroom
- Two En-Suite Shower Rooms
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Detached Garage/Workshop
- Enclosed Rear Garden
- No Chain Ahead

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

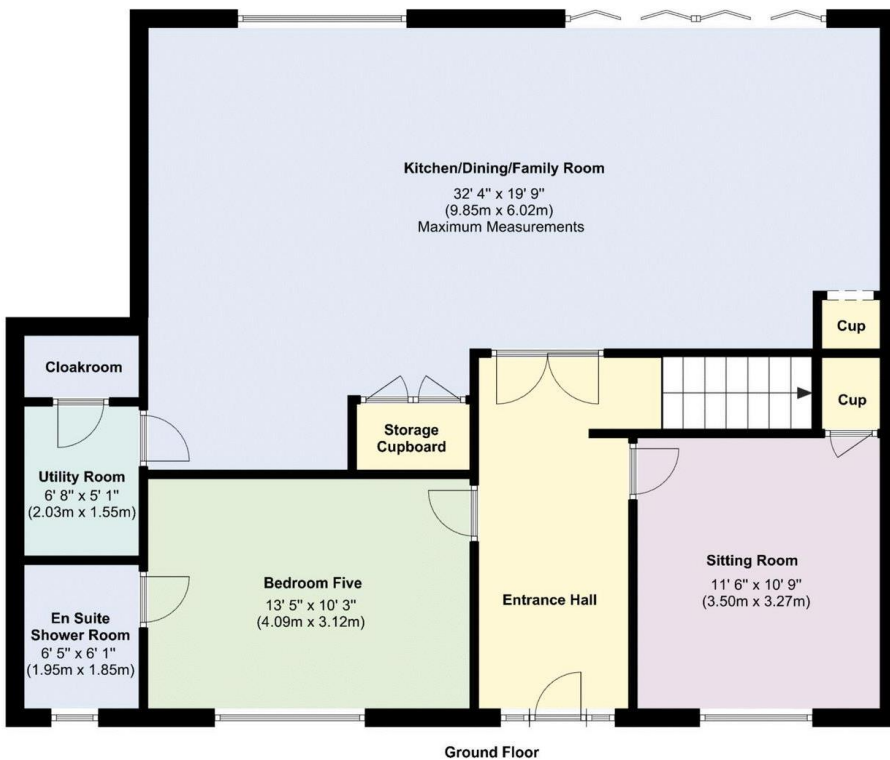
www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2769

Council Tax Band: D

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



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

The Accommodation Comprises:-

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

'Meet & Greet' Hallway:-

Stairs to first floor, radiator, wood effect laminate flooring, smoke detector and flat ceiling with spotlighting inset. Doors to:



Sitting Room:-

11' 6" x 10' 9" (3.50m x 3.27m)

UPVC double glazed window to front elevation, radiator, under stairs storage cupboard, TV aerial point, internet connection and flat ceiling.



Kitchen/Dining/Family Room:-

32' 4" x 19' 9" (9.85m x 6.02m) Maximum Measurements

UPVC double glazed window and bi-folding doors overlooking and accessing the rear garden, re-fitted range of modern base, eye level and larder style soft close storage units with underlighting to wall units, worktops with matching upstands, one and half bowl sink unit with mixer tap, built in eye level oven and microwave, integrated dishwasher, space and plumbing for American style fridge/freezer, island unit with granite worktop, induction hob inset with down draft extractor, additional storage below and kickboard lighting, three radiators, space for table and chairs, seating area, wall mounted TV recess with TV aerial point and internet connection inset, generous built-in storage cupboard, wood effect laminate flooring, smoke detector and flat ceiling with spotlighting inset. Door to:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Utility Room:-

6' 8" x 5' 1" (2.03m x 1.55m)

Matching base storage unit, worktop with matching upstand, single bowl sink unit with mixer tap, space and plumbing for washing machine, radiator, wood effect laminate flooring, smoke detector, extractor and flat ceiling with spotlighting inset. Door to:



Cloakroom:-

4' 0" x 2' 9" (1.22m x 0.84m)

Suite comprising: W.C with concealed cistern, wash hand basin inset vanity unit with mixer tap, radiator, wood effect laminate flooring, extractor and flat ceiling with spotlighting inset..



Bedroom Five:-

13' 5" x 10' 3" (4.09m x 3.12m)

UPVC double glazed window to front elevation, radiator, TV aerial point, internet connection and flat ceiling. Door to:

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Bedroom One:-

13' 5" x 12' 9" (4.09m x 3.88m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, flat and sloping ceiling with spotlighting inset, radiator, TV aerial point and internet connection. Door to:



En-Suite Shower Room:-

6' 5" x 6' 1" (1.95m x 1.85m)

Opaque UPVC double glazed window to front elevation, modern white suite comprising: shower cubicle with rainwater shower and handheld shower attachment, wash hand basin inset vanity unit with mixer tap and tiled splashback, close coupled WC, chrome heated towel rail, part tiled walls, wood effect laminate flooring, extractor and flat ceiling with spotlighting inset.



First Floor Landing:-

Smoke detector and flat ceiling with spotlighting inset. Doors to;



En-Suite Shower Room:-

9' 1" x 4' 6" (2.77m x 1.37m)

Opaque UPVC double glazed window to front elevation, modern white suite comprising: double width shower cubicle with rainwater shower and handheld shower attachment, wash had basin inset vanity unit with mixer tap, close coupled WC, chrome heated towel rail, part tiled walls, wood effect laminate flooring, extractor and flat ceiling with spotlighting inset.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Bedroom Two:-

10' 4" x 9' 9" (3.15m x 2.97m)

UPVC double glazed window to rear elevation with views towards Portsdown Hill, radiator, TV aerial point, internet connection, flat ceiling and built-in storage cupboard housing gas central heating boiler and high pressure heating system.



Bedroom Three:-

13' 3" x 9' 1" (4.04m x 2.77m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, flat and sloping ceiling, radiator, TV aerial point and internet connection.



Bedroom Four:-

12' 4" x 8' 4" (3.76m x 2.54m) Maximum Measurements

UPVC double glazed window to rear elevation with views towards Portsdown Hill, flat and sloping ceiling, radiator, TV aerial point and internet.



Bathroom:-

8' 2" x 5' 6" (2.49m x 1.68m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, modern white suite comprising: panelled bath with mixer tap, handheld shower attachment and further shower unit with rainwater shower, wash hand basin inset vanity unit with mixer tap, close coupled WC, chrome heated towel rail, part tiled walls, wood effect laminate flooring, extractor and flat ceiling with spotlighting inset.



Outside:-

Shingle area to the front of property in preparation for drop kerb to be added and off street parking, a lawn area to side with mature hedging. Side vehicular and pedestrian access via Colinton Avenue leads to additional off street parking to rear and a detached garage/workshop.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Rear Garden:-

Patio area for entertaining purposes, shingle areas, remainder is laid mainly to lawn and wooden gate to rear.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

