

£315,000

MORNINGSIDE AVENUE, PORTCHESTER, PO16 8LR



- Two Double Bedrooms
- Entrance Hallway
- Lounge
- Kitchen
- Lean-To-Conservatory
- Utility Room
- Shower Room
- Double Glazing & Electric Heating
- Block Paved Off Street Parking
- Detached Garage/Workshop
- South Facing Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

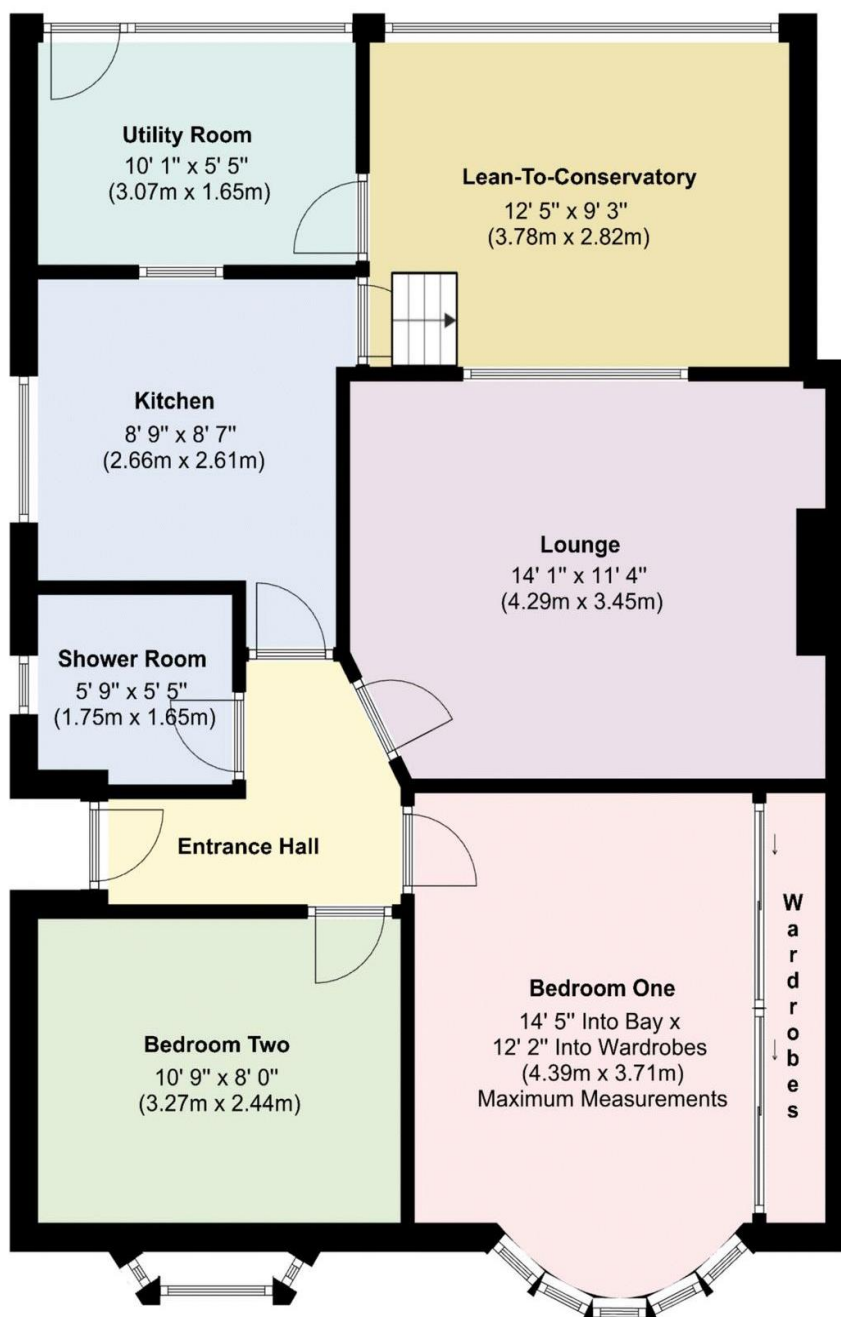
www.fenwicks-estates.co.uk

Property Reference: P2772

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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:-

Covered entrance with UPVC part double glazed front door into:

Entrance Hall:-

Night storage heater and picture rail. Doors to:

Lounge:-

14' 1" x 11' 4" (4.29m x 3.45m)

UPVC double glazed window to rear elevation, night storage heater, tiled fireplace with wooden surround, TV aerial point and picture rail.



Kitchen:-

8' 9" x 8' 7" (2.66m x 2.61m)

A dual aspect room with opaque UPVC double glazed window to side elevation and further window to rear elevation, range of base and eye level storage units, work surfaces, single bowl stainless steel sink unit with a mixer tap, part tiled walls and space for appliances. Part glazed 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

Lean-To-Conservatory:-

12' 5" x 9' 3" (3.78m x 2.82m)

UPVC double glazed window to rear elevation overlooking the garden, space for table and chairs and power connected. Door to:



Utility Room:-

10' 1" x 5' 5" (3.07m x 1.65m)

UPVC double glazed window and door overlooking and accessing the rear garden, space and plumbing for washing machine, space for tumble dryer and power connected.

Bedroom One:-

14' 5" Into Bay x 12' 2" Into Wardrobes (4.39m x 3.71m)
Maximum Measurements

UPVC double glazed bay window to front elevation, night storage heater and mirror fronted doors to built-in wardrobes.



Bedroom Two:-

10' 9" x 8' 0" (3.27m x 2.44m)

UPVC double glazed bow window to front elevation.



Shower Room:-

5' 9" x 5' 5" (1.75m x 1.65m)

Opaque UPVC double glazed window to side elevation, suite comprising: shower cubicle with Triton electric shower, close coupled WC, wash hand basin inset vanity unit with mixer tap, chrome heated towel rail, tiled walls and extractor.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Outside:-

Lawned front garden with shrub borders and brick retaining wall. There is block paved off street parking to side leading to detached brick built garage/workshop. Wrought iron gate leads to:



Rear Garden:-

South facing, enclosed, patio area, remainder laid mainly to lawn, shrubs and trees to borders.



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

