

## GUIDE PRICE £325,000

MORAUNT DRIVE, PORTCHESTER, PO16 9EF



- Three Bedrooms
- Entrance Hallway
- Lounge/Diner
- Open Plan Fitted Kitchen
- Modern Bathroom
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Brick Built Garage/Workshop
- Landscaped Rear Garden

### 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)

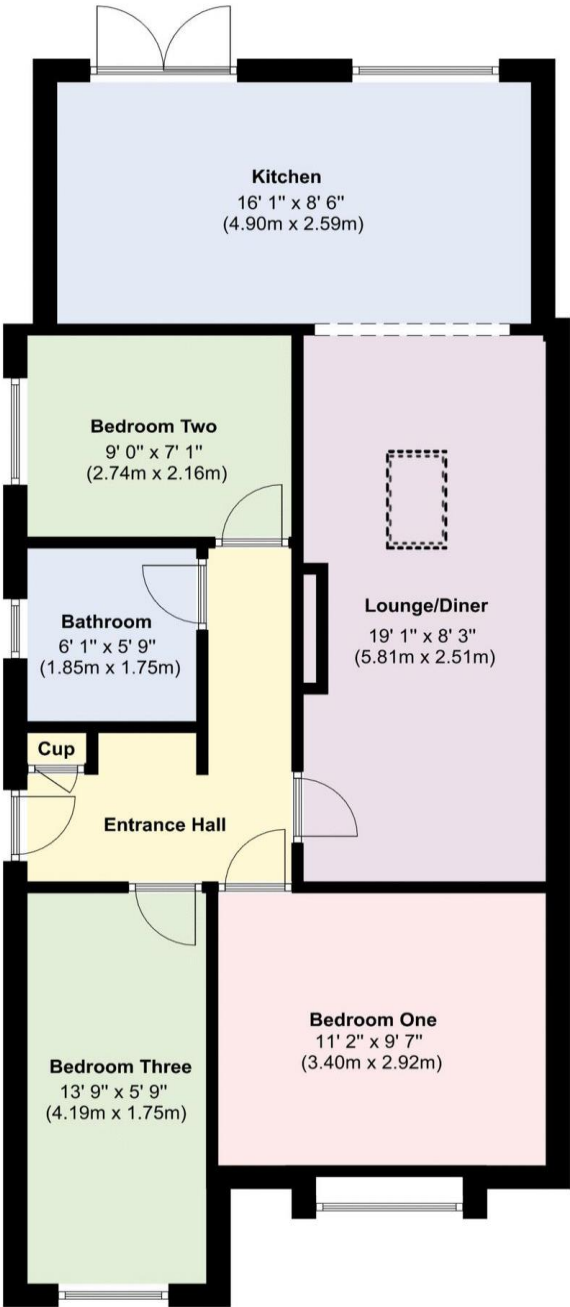
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2772

Council Tax Band: C

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



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## The Accommodation Comprises:-

Part double glazed composite front door into:

### Entrance Hall:-

Wood effect laminate flooring, flat ceiling, access to loft and built-in storage cupboard housing gas central heating boiler. Doors to:

### Lounge/Diner:-

19' 1" x 8' 3" (5.81m x 2.51m)

Radiator, bespoke media wall with TV recess, aerial point, shelving and storage below, space for small table and chairs, wood effect laminate flooring and flat ceiling with double glazed Velux style window inset. Walkway to:



### Kitchen:-

16' 1" x 8' 6" (4.90m x 2.59m)

UPVC double glazed window and French doors overlooking and accessing the rear garden, fitted range of matching base and eye level storage cupboards, worksurfaces, one and half bowl sink unit with mixer tap, part tiled walls, space for cooker with extractor canopy over, space and plumbing for washing machine and dishwasher, space for American style fridge/freezer, continuation of wood effect laminate flooring and flat ceiling with spotlighting inset.



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## Bedroom One:-

11' 2" x 9' 7" (3.40m x 2.92m)

UPVC double glazed bow window to front elevation, radiator and flat ceiling.



## Bedroom Two:-

9' 0" x 7' 1" (2.74m x 2.16m)

UPVC double glazed window to side elevation, radiator with decorative cover and flat ceiling.



## Bedroom Three:-

13' 9" x 5' 9" (4.19m x 1.75m)

UPVC double glazed window to front elevation, radiator with decorative cover and flat ceiling.



## Bathroom:-

6' 1" x 5' 9" (1.85m x 1.75m)

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

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## Outside:-

Shingle off street parking to front and outside power sockets. Wooden gates allow secure access to:

## Rear Garden:-

Brick built garage/workshop with up and over door, power connected and side courtesy door. The garden is landscaped with patio for entertaining purposes, raised flower and shrub beds, outside light and remainder laid to lawn.



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