

£339,995

MYRTLE AVENUE, PORTCHESTER, PO16 9JS



- Three Bedrooms
- Entrance Hallway
- Lounge
- Re-Fitted Kitchen/Diner
- Modern First Floor Bathroom
- Gas Central Heating
- Replacement UPVC Double Glazed Windows
- Block Paved Off Road Parking
- 17' x 14' Garage/Workshop
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

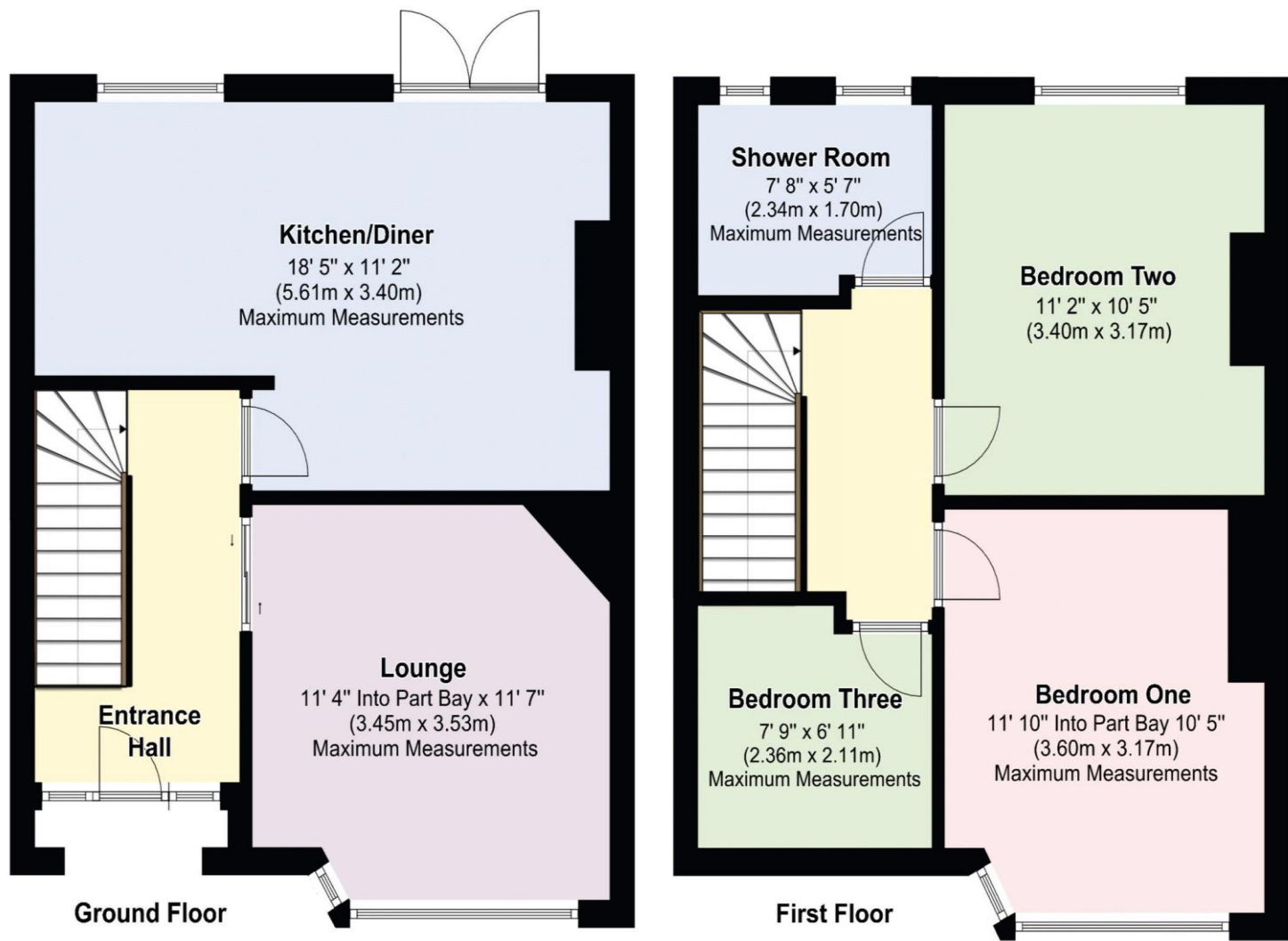
www.fenwicks-estates.co.uk

Property Reference: P2777

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, under stairs storage cupboard housing meters, radiator, wood effect laminate flooring and flat ceiling. Doors to:

Lounge:-

11' 4" Into Part Bay x 11' 7" (3.45m x 3.53m) Maximum Measurements

UPVC double glazed part bay window to front elevation, TV aerial point, wood effect laminate flooring, contemporary vertical radiator and coving to flat ceiling.



Kitchen/Diner:-

18' 5" x 11' 2" (5.61m x 3.40m) Maximum Measurements

UPVC double glazed window and French doors overlooking and accessing the rear garden, modern range of re-fitted base and eye level soft close units, worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, space for range style cooker with extractor canopy above, integrated dishwasher, matching cupboard housing gas central heating boiler, space for table and chairs, recess for an American style fridge/freezer, wood effect laminate flooring and flat ceiling with spotlighting inset.



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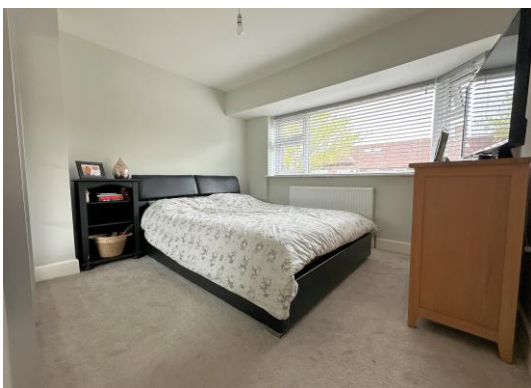
First Floor Landing:-

Flat ceiling with access to loft. Doors to:

Bedroom One:-

11' 10" Into Part Bay 10' 5" (3.60m x 3.17m) Maximum Measurements

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



Bedroom Two:-

11' 2" x 10' 5" (3.40m x 3.17m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and flat ceiling.



Bedroom Three:-

7' 9" x 6' 11" (2.36m x 2.11m) Maximum Measurements

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



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Bathroom:-

7' 8" x 5' 7" (2.34m x 1.70m) Maximum Measurements

Opaque UPVC double glazed windows to rear elevation, modern white suite comprising: panelled bath with Mira shower over, shower screen, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with extractor.



Outside:-

Block paved off street parking to front with shrub border. Rear access leads to:

Garage/Workshop:-

17' 10" x 14' 8" (5.43m x 4.47m)

Brick built, detached, electric roller door, power and light connected, space and plumbing for washing machine, window to rear elevation and courtesy door to garden.



Rear Garden:-

Enclosed, patio area for entertaining purposes, remainder laid mainly to lawn, shrub borders, water tap and wrought iron gate leads to rear.



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