

GUIDE PRICE £400,000

THISTLE CLOSE, PORTCHESTER, PO16 9FL



- Three Double Bedrooms
- Entrance Lobby
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen
- Conservatory Overlooking The Garden
- Modern Bathroom
- En-Suite To Main Bedroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2775

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 Porch:-

4' 2" x 3' 7" (1.27m x 1.09m)

Radiator and flat ceiling. Internal door to:

Lounge:-

14' 8" x 11' 9" (4.47m x 3.58m) Maximum Measurements

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



Inner Lobby:-

Stairs to first floor, flat ceiling and smoke detector. Doors to:

Downstairs Cloakroom:-

4' 9" x 3' 5" (1.45m x 1.04m)

Modern white suite comprising: close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, ladder style heated towel rail, extractor and flat ceiling.



Kitchen:-

11' 9" x 8' 7" (3.58m x 2.61m) Maximum Measurements

UPVC double glazed window to rear elevation, fitted range of modern base and eye level units, granite work surfaces with matching upstands, one and a half bowl stainless steel sink unit with mixer tap and integrated drainer, built-in oven and grill, induction hob with granite splashback and extractor canopy above, matching cupboard housing gas central heating boiler, built-in fridge/freezer, integrated washing machine and slimline dishwasher, TV aerial point, radiator and flat ceiling. UPVC double glazed doors to:

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First Floor Landing:-

Continuation of stairs to second floor, radiator, flat ceiling and smoke detector. Doors to:

Bedroom Two:-

11' 9" x 10' 5" (3.58m x 3.17m) Maximum Measurements

Two UPVC double glazed windows to front elevation, radiator, TV aerial point and flat ceiling.



Conservatory:-

9' 6" x 8' 8" (2.89m x 2.64m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, space for table and chairs, contemporary radiator and power connected.



Bedroom Three:-

11' 9" x 8' 8" (3.58m x 2.64m) Maximum Measurements

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

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Bathroom:-

7' 9" x 5' 6" (2.36m x 1.68m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising: panelled bath with mixer tap, Mira electric shower unit and shower screen, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, ladder style heated towel rail, extractor and flat ceiling.



En-Suite Shower Room:-

11' 9" x 8' 8" (3.58m x 2.64m) Maximum Measurements

Double glazed Velux style window to rear elevation, modern white suite comprising: shower cubicle with Mira shower, close coupled WC, pedestal wash hand basin with mixer tap, ladder style heated towel rail, part tiled walls, flat and sloping ceiling, extractor and access to eaves storage.



Second Floor Landing:-

Built-in storage cupboard with access to eaves storage, flat ceiling and smoke detector. Door to:

Bedroom One:-

16' 4" To Window x 8' 4" (4.97m x 2.54m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, TV aerial point, eaves storage, flat ceiling and access to loft. Door to:

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Outside:-

Low maintenance courtyard front garden for ease of maintenance with driveway to side allowing off street parking for several vehicles. Wooden gate leads to:

Rear Garden:-

Enclosed, patio area for entertaining purposes, water tap, outside power sockets, lawn, shrub borders and wooden shed (to remain).



Agents Note:

There is a current annual maintenance charge of £278.65.

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