

## £575,000

### LANCASTER CLOSE, PORTCHESTER, PO16 8ES



- Four Bedrooms
- Entrance Hall & Downstairs Cloakroom
- Lounge & Dining Room
- Fitted Kitchen & Separate Utility Room
- Study/Office
- Modern Bathroom
- En-Suite Shower Room
- Conservatory
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Detached Garage/Workshop
- Generous Mature Garden
- No Onward Chain

#### 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)

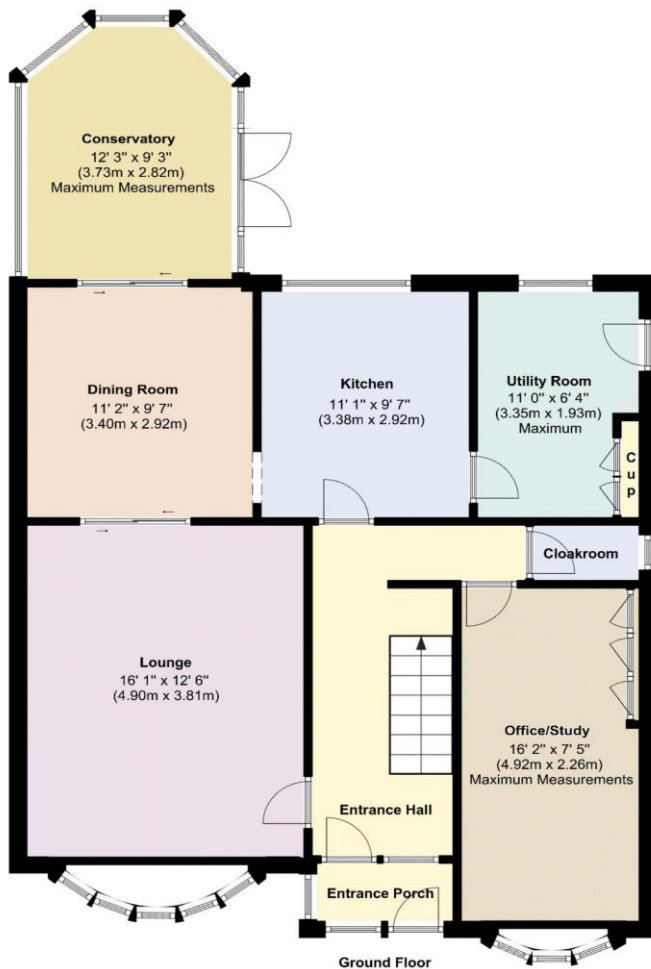
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2776

Council Tax Band: E

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:-

UPVC part double glazed door into:

### Entrance Porch:-

UPVC double glazed windows and further double glazed door into:

### Entrance Hall:-

Stairs to first floor, radiator and textured ceiling. Doors to:

### Downstairs Cloakroom:-

4' 8" x 2' 5" (1.42m x 0.74m)

Opaque UPVC double glazed window to side elevation, suite comprising: low level WC, wall mounted wash hand basin, part tiled walls and textured ceiling.

### Lounge:-

16' 1" x 12' 6" (4.90m x 3.81m)

UPVC double glazed bow window to front elevation, TV aerial point, radiator, feature fireplace and decorative coving to textured ceiling with central ceiling rose. Glazed sliding doors to:



### Dining Room:-

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

Radiator, space for table and chairs, coving to textured ceiling and walkway to kitchen. Double glazed sliding patio door to:



### Conservatory:-

12' 3" x 9' 3" (3.73m x 2.82m) Maximum Measurements

UPVC double glazed window and French doors overlooking and accessing the garden, tiled flooring and power connected.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



## Kitchen:-

11' 1" x 9' 7" (3.38m x 2.92m)

UPVC double glazed window to rear elevation overlooking the garden, fitted range of matching base, eye level and larder style units, roll top worksurfaces incorporating breakfast bar, one and a half bowl sink unit with mixer tap, part tiled walls, built-in oven and grill, hob with concealed extractor above, space and plumbing for slimline dishwasher, recess for fridge/freezer and textured ceiling. Door to:



## Utility Room:-

11' 0" x 6' 4" (3.35m x 1.93m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, further base and eye level storage units, roll top worksurface, single bowl sink unit with mixer tap and tiled splashback, space and plumbing for washing machine, space for and tumble dryer, cupboard housing gas central heating boiler, textured ceiling and UPVC part double glazed door to the 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



## Study/Office:-

16' 2" x 7' 5" (4.92m x 2.26m) Maximum Measurements

UPVC double glazed bow window to front elevation, radiator, TV aerial point, built-in storage and decorative coving to textured ceiling.



## Bedroom Two:-

13' 0" x 8' 3" (3.96m x 2.51m)

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

## First Floor Landing:-

UPVC double glazed window to front elevation, built-in airing cupboard, textured ceiling and access to loft. Doors to:

## Bedroom One:-

13' 3" x 12' 6" (4.04m x 3.81m)

UPVC double glazed window to front elevation, radiator, built-in wardrobe and textured ceiling.



## Bedroom Three:-

11' 0" x 9' 7" (3.35m x 2.92m)

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



## 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 Four:-

11' 1" x 11' 0" (3.38m x 3.35m) Maximum Measurements

UPVC double glazed to rear elevation overlooking the garden, radiator, mirror fronted doors to built-in wardrobe and textured ceiling. Door to:



## En-Suite Bathroom:-

7' 4" x 6' 4" (2.23m x 1.93m)

Opaque UPVC double glazed to rear elevation, modern white suite comprising: panelled bath with mixer tap and Triton electric shower over, shower screen, close coupled WC, wash hand basin inset vanity unit with mixer tap, tiled walls, radiator and textured ceiling.



## Shower Room:-

6' 4" x 6' 1" (1.93m x 1.85m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising: shower cubicle with Mira electric shower, close coupled WC, wash hand basin inset vanity unit with mixer tap, tiled walls, radiator and textured ceiling.



## Outside:-

Generous size established plot with block paved off street parking to front for several vehicles leading to brick built detached garage/workshop with main door and side courtesy door, front garden area with small lawn section, mature trees, shrubs and hedging and outside light. Wrought iron gate leads 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





## Rear Garden:-

Enclosed, patio area for entertaining purposes, water tap, split level lawn section with raised shrub beds., further mature hedging and greenhouse (to remain).



## 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)

[www.fenwicks-estates.co.uk](http://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](http://www.fenwicks-estates.co.uk)

