

OFFERS IN EXCESS OF £250,000

ELKSTONE ROAD, PAULSGROVE, PO6 4AY



- Three Bedrooms
- Entrance Porch & Hallway
- Lounge
- 20' Kitchen/Diner
- Utility/Rear Lobby
- W.C.
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Garage/Workshop
- Established Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

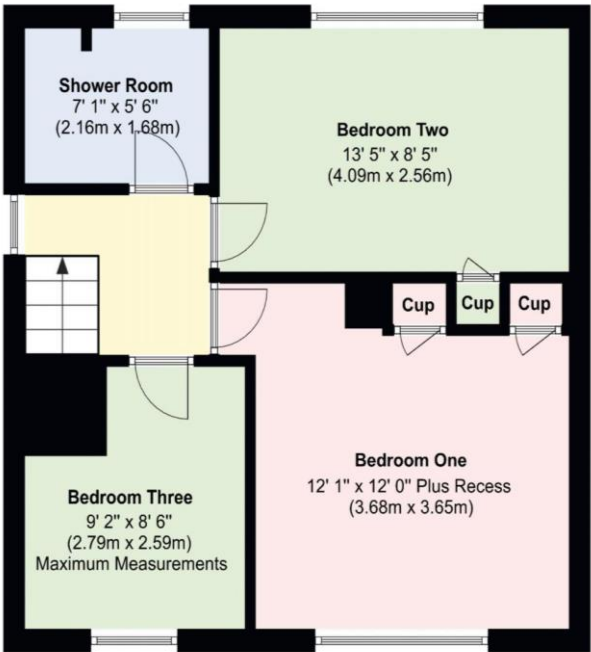
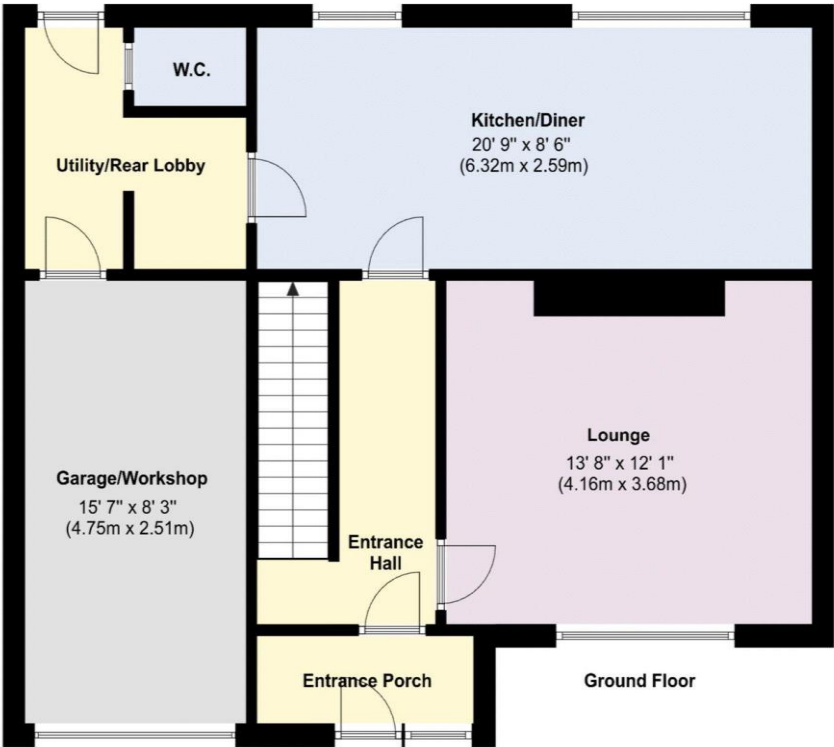
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Property Reference: P2778

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



The Accommodation Comprises:-

UPVC part double glazed front door with matching side panel into:

Entrance Porch:-

8' 6" x 3' 1" (2.59m x 0.94m)

Tiled flooring. Further double glazed door into:

Entrance Hall:-

Stairs to first floor, under stairs storage cupboard housing meters, radiator, wood effect laminate flooring and coving to textured ceiling. Doors to:

Lounge:-

13' 8" x 12' 1" (4.16m x 3.68m)

UPVC double glazed window to front elevation, feature fireplace, TV aerial point, radiator and coving to textured ceiling.



Kitchen/Diner:-

20' 9" x 8' 6" (6.32m x 2.59m)

Two UPVC double glazed windows to rear elevation overlooking the garden, fitted range of matching base, eye level and glass display units, roll top worksurfaces, single bowl sink unit, part tiled walls, space for cooker with extractor above, space and plumbing for washing machine, space for table and chairs, radiator and coving to textured ceiling. Internal door to:



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Utility/Rear Lobby:-

Space for under counter fridge and freezer, worksurface, tiled flooring double glazed door to rear garden and internal door to garage/workshop. Further door to:

W.C:-

Glazed window to side elevation, low level W.C, wall mounted gas central heating boiler and continuation of tiled flooring.

First Floor Landing:-

UPVC double glazed window to side elevation, coving to textured ceiling and access to loft. Doors to:

Bedroom One:-

12' 1" x 12' 0" Plus Recess (3.68m x 3.65m)

UPVC double glazed window to front elevation with partial views towards Portsmouth Harbour, radiator, built-in storage cupboards and coving to flat ceiling.



Bedroom Two:-

13' 5" x 8' 5" (4.09m x 2.56m)

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsdown Hill, radiator, built-in storage cupboard and coving to textured ceiling.



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Bedroom Three:-

9' 2" x 8' 6" (2.79m x 2.59m) Maximum Measurements

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



Shower Room:-

7' 1" x 5' 6" (2.16m x 1.68m)

Opaque UPVC double glazed window to rear elevation, suite comprising: shower cubicle with Mira electric shower, wash hand basin inset vanity unit with mixer tap, close coupled WC, part tiled walls, panelling to dado rail height, radiator, additional heated towel rail, wood effect laminate flooring and flat ceiling.



Outside:-

Low maintenance front garden, brick retaining wall and wrought iron gates lead to off street parking.

Garage/Workshop:-

15' 7" x 8' 3" (4.75m x 2.51m)

Up and over door, power connected and internal door to utility/rear lobby.

Rear Garden:-

Enclosed, concrete patio area for entertaining purposes, remainder laid to lawn, established flowers and shrubs to borders, water tap, wooden shed and greenhouse (both to remain).



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Agents Note:-

Please be aware this property is non-standard construction so please call the office to discuss further if required.

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