

OFFERS IN EXCESS OF £350,000

KELVIN GROVE, PORTCHESTER, PO16 8LE



- Three Bedrooms (en-suite bathroom)
- Entrance Hallway
- 30' Lounge/Diner
- Fitted Kitchen
- Conservatory
- Ground Floor Shower Room
- Separate WC
- Double Glazing
- Gas Central Heating
- Block Paved Off Road Parking
- Garage/Workshop
- Generous Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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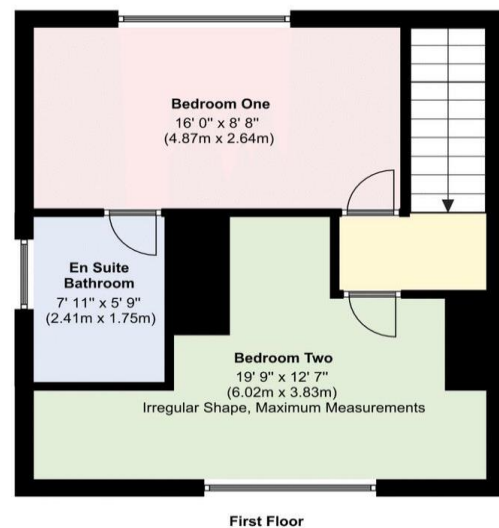
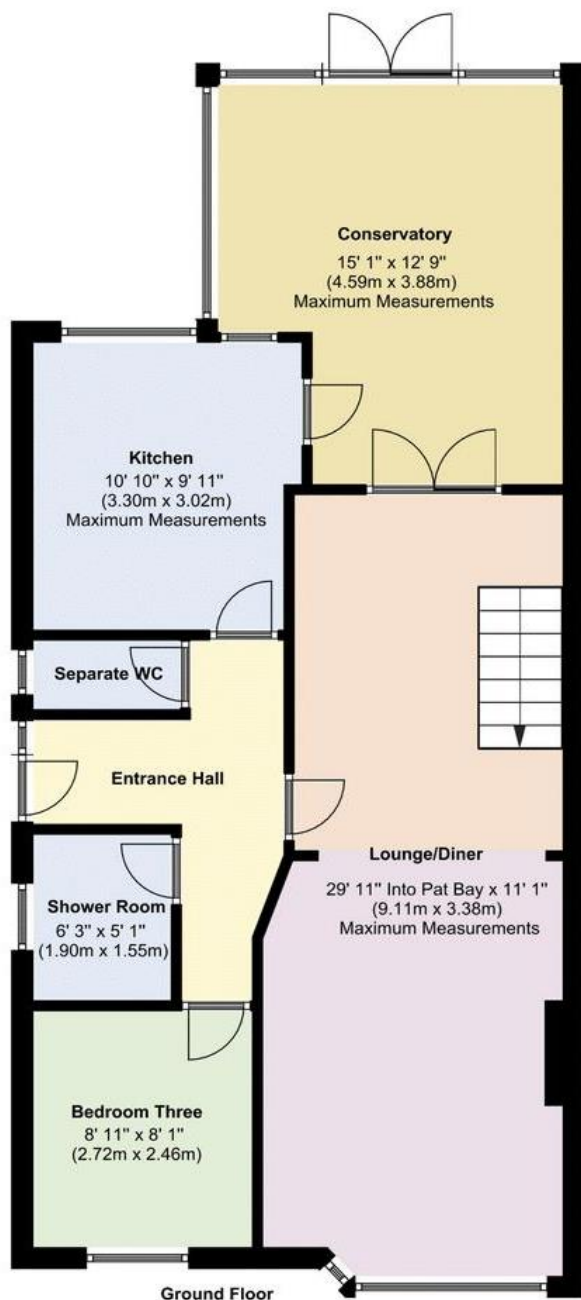
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2748

Council Tax Band: D

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



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The Accommodation Comprises:-

UPVC part double glazed front door with double glazed size panel into:

Entrance Hall:-

Radiator, picture rail and textured ceiling. Glazed door to:

Lounge/Diner:-

29' 11" Into Pat Bay x 11' 1" (9.11m x 3.38m) Maximum Measurements



Dining Area:-

Space for table and chairs, stairs to first floor, radiator, UPVC double glazed double opening doors to conservatory and continuation of coving to flat ceiling.



Lounge Area:-

UPVC double glazed part bay window to front elevation, TV aerial point, feature fireplace with gas fire inset, radiator and coving to textured ceiling.

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Kitchen:-

10' 10" x 9' 11" (3.30m x 3.02m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, modern range of fitted base and eye level soft close units with underlighting to wall units, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with extractor canopy above, built-in fridge/freezer, space and plumbing for washing machine, matching cupboard housing gas central heating boiler, wine cooler to remain and flat ceiling with spotlighting inset. Part glazed door to:



Conservatory:-

15' 1" x 12' 9" (4.59m x 3.88m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, three radiators, wood effect laminate flooring and power connected.



Bedroom Three:-

8' 11" x 8' 1" (2.72m x 2.46m)

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

Downstairs Shower Room:-

6' 3" x 5' 1" (1.90m x 1.55m)

Opaque UPVC double glazed window to side elevation, shower cubicle with Triton electric shower, wall mounted wash hand basin, tiled walls, extractor and flat ceiling.

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Separate W.C:-

Opaque UPVC double glazed window to side elevation, close coupled WC, tiled walls, wood effect laminate flooring and textured ceiling.

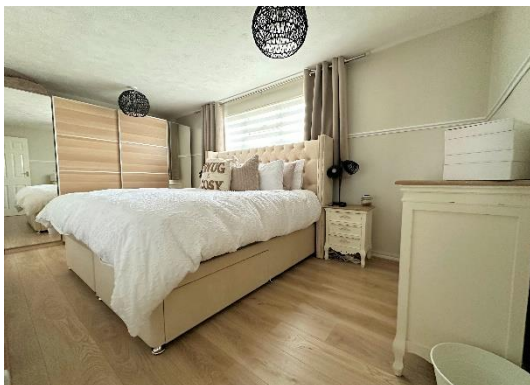
First Floor Landing:-

Textured ceiling and access to loft. Doors to:

Bedroom One:-

16' 0" x 8' 8" (4.87m x 2.64m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring, access to eaves storage and textured ceiling. Door to:



En Suite Bathroom:-

7' 11" x 5' 9" (2.41m x 1.75m)

Opaque UPVC double glazed window to side elevation, suite comprising: panelled bath with electric shower unit over, pedestal wash hand basin, close coupled WC, chrome heated towel rail, tiled walls, built-in storage cupboards, extractor and textured ceiling.



Bedroom Two:-

19' 9" x 12' 7" (6.02m x 3.83m) Irregular Shape, Maximum Measurements

UPVC double glazed window to front elevation, flat and sloping textured ceiling, electric heater and access to eaves storage.

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Outside:-

Block paved off street parking, low level brick retaining wall and side access leads to garage/workshop with up and over door and side courtesy door.

Rear Garden:-

Generous size, enclosed, mainly laid to lawn, water tap, patio style steps to borders lead to raised patio seating area to rear ideal for entertaining purposes with wooden pergola over and outside power sockets.



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