

OFFERS IN EXCESS OF £550,000

CASTLE STREET, PORTCHESTER, PO16 9QG



- Three Double Bedrooms
- Entrance Hall & WC
- Lounge
- 28' Fitted Kitchen/Dining/Family Room
- Separate Utility Room
- First Floor Bath/Shower Room
- Gas Central Heating
- Double Glazed Windows
- Enclosed Rear Garden with Office/Studio Outbuilding
- Secure Off Road Parking
- 16' x 10' Garage/Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2780

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 into:

Entrance Hall:-

Return stairs to first floor, radiator, tiled flooring, picture rail, flat ceiling and under stairs storage cupboard. Door to:

W.C.:-

3' 9" x 2' 2" (1.14m x 0.66m)

Opaque UPVC double glazed window to side elevation, W.C, radiator and continuation of tiled flooring.

Lounge:-

15' 8" Into Bay x 13' 4" (4.77m x 4.06m) Maximum Measurements

UPVC double glazed bay window to front elevation, feature fireplace with cast iron grate and tiled hearth, curving to flat ceiling with central ceiling rose, picture rail, TV aerial point and radiator.



Kitchen/Dining/Family Room:-

28' 9" x 11' 7" (8.76m x 3.53m) Maximum Measurements



Kitchen Area:-

11' 4" x 9' 8" (3.45m x 2.94m)

Matching range of fitted base, eye level and larder style storage units, roll top work surfaces, single bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with concealed extractor over, integrated dishwasher, tiled flooring and flat ceiling with spotlighting inset. Walkway to:



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Dining/Family Area:-

17' 9" x 11' 7" (5.41m x 3.53m) Maximum Measurements

Dual aspect room with UPVC double glazed windows to side elevation and UPVC double glazed French doors with matching side panels overlooking and accessing the rear garden, space for table and chairs, seating area, radiator, wood effect laminate flooring and flat ceiling with central ceiling rose.



Utility Room:-

5' 4" x 5' 3" (1.62m x 1.60m)

UPVC double glazed window to rear elevation, roll top worksurface, space and plumbing for washing machine, recess for tall fridge/freezer, wall mounted gas central heating boiler and flat ceiling.

First Floor Landing:-

UPVC double glazed window to front elevation on half landing and further UPVC double glazed window to side elevation, continuation of stairs to second floor and flat and sloping ceiling. Doors to:

Bedroom One:-

13' 5" x 11' 8" (4.09m x 3.55m) Maximum Measurements

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



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Bedroom Two:-

10' 3" x 9' 8" (3.12m x 2.94m) Maximum Measurements

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



Bedroom Three:-

16' 5" x 13' 6" (5.00m x 4.11m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden with views towards Portsdown Hill, radiator and flat and sloping ceiling.



Bath & Shower Room:-

9' 6" x 7' 1" (2.89m x 2.16m)

Opaque UPVC double glazed window to rear elevation, suite comprising: freestanding claw foot bath with mixer tap and handheld shower attachment, W.C with concealed cistern and shelf above, wash hand basin inset vanity unit with further matching storage, separate shower cubicle with Mira electric shower, part tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling.



Outside:-

Double opening wrought iron gates lead to secure ample off street parking and brick retaining wall with railings. Driveway leads to:



Second Floor Landing:-

Flat and sloping ceiling and access to eaves storage. Door to:

Garage/Workshop:-

16' 0" x 10' 0" (4.87m x 3.05m)

Up and over door, power connected, wood effect laminate flooring and UPVC double glazed double opening courtesy doors leading to rear garden.

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Rear Garden:-

Enclosed, generous size, patio area for entertaining purposes, lawn with shrubs and trees to borders, potting shed, outside light, additional office/study outbuilding and wooden gate leading to driveway.



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