

£350,000

WHITE HART LANE, PORTCHESTER, PO16 9AZ



- Four Bedrooms
- Entrance Hall
- 24' Lounge/Diner
- 21' Kitchen/Breakfast Room
- Study/Office
- Ground Floor Bathroom & First Floor Cloakroom
- Small Jack 'n' Jill Shower Room
- Double Glazed Windows
- Gas Central Heating Boiler
- Separate Water Heater (untested)
- Off Street Parking
- South Facing Rear Garden with Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

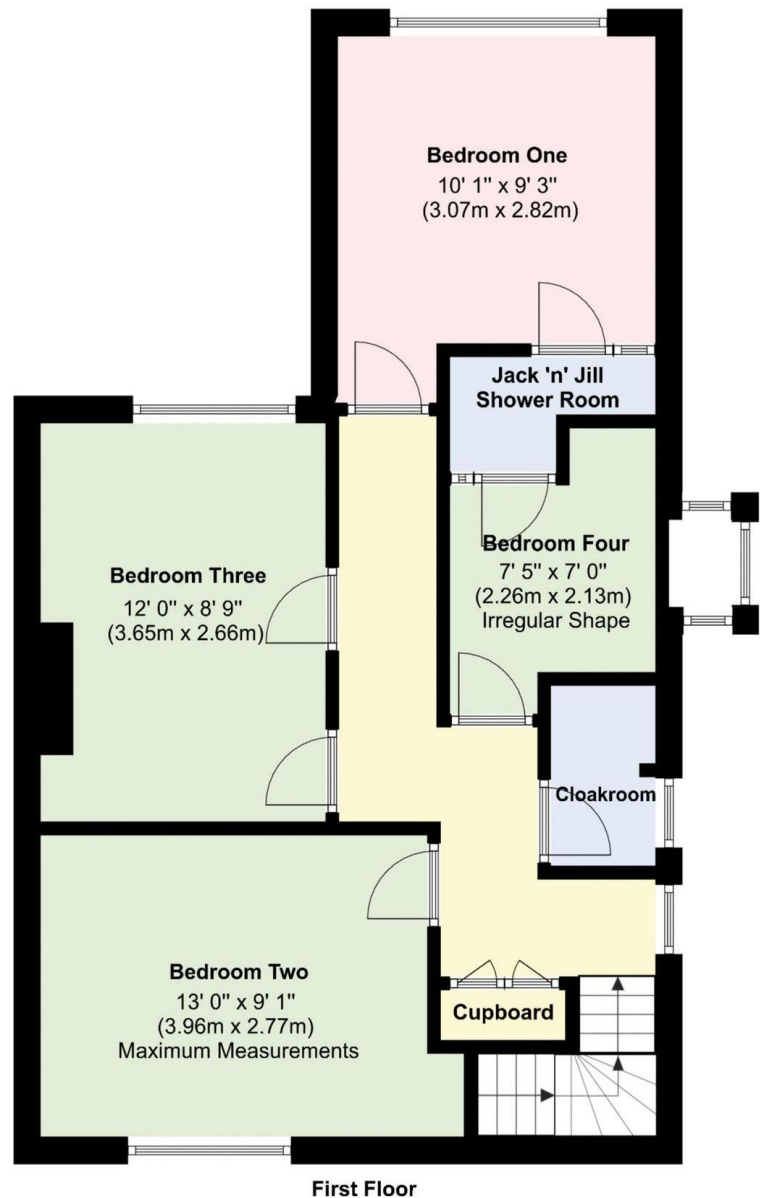
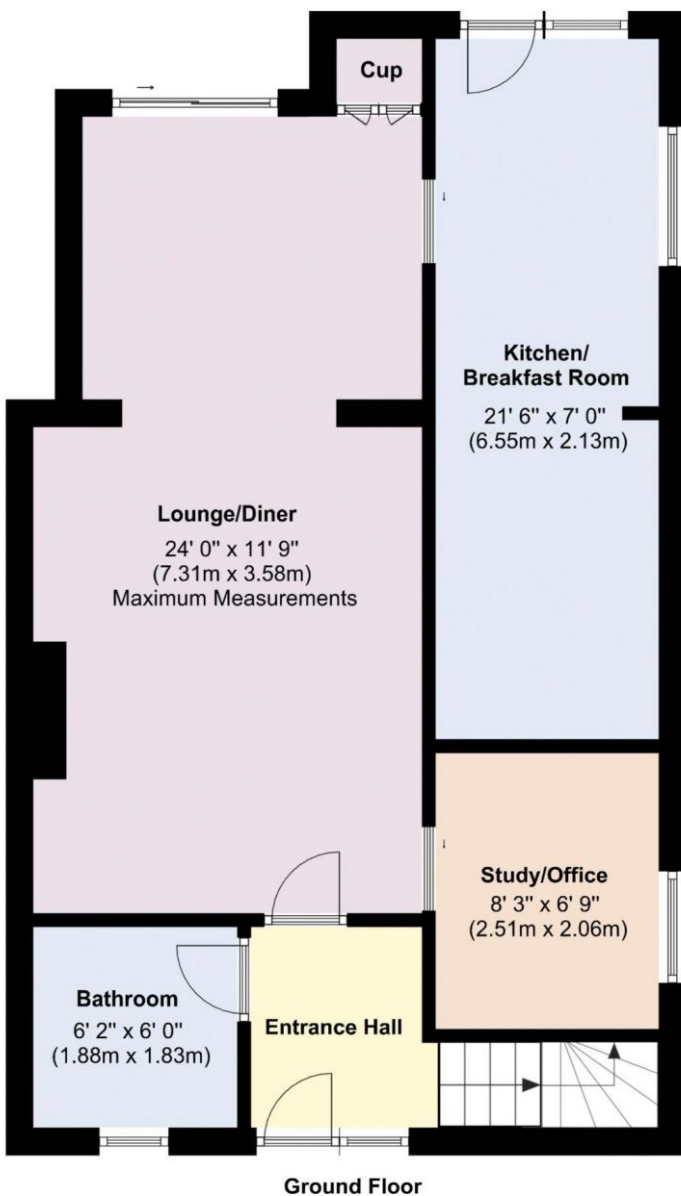
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Property Reference: P2783

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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:-

Opaque UPVC double glazed window to front elevation, stairs to first floor, radiator and textured ceiling. Doors to:

Bathroom:-

6' 2" x 6' 0" (1.88m x 1.83m)

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, part tiled walls, radiator and textured ceiling.



Lounge/Diner:-

24' 0" x 11' 9" (7.31m x 3.58m) Maximum Measurements

Feature open fireplace with tiled hearth and display shelving either side, radiator, TV aerial point, space for table and chairs, built-in storage cupboard, picture rail, textured ceiling and double glazed sliding patio door overlooking and accessing the rear garden. Further door to:



Kitchen/Breakfast Room:-

21' 6" x 7' 0" (6.55m x 2.13m)

Dual aspect room with UPVC double glazed window to side and rear elevations, fitted base and eye level storage units, roll top work surfaces, one and half bowl sink unit with mixer tap, part tiled walls, space for cooker and under counter fridge, space and plumbing for washing machine, wall mounted water heater and separate gas central heating boiler, space for table and chairs, radiator and coving to textured ceiling.



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Study/Office:-

8' 3" x 6' 9" (2.51m x 2.06m)

UPVC double glazed window to side elevation, radiator, under stairs storage cupboard, wood effect laminate flooring and textured ceiling.

First Floor Landing:-

UPVC double glazed window to side elevation, two radiators, built-in storage/airing cupboard, textured ceiling and access to loft. Doors to:

Bedroom One:-

10' 1" x 9' 3" (3.07m x 2.82m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and coving to textured ceiling. Door to:



Jack 'n' Jill Shower Room:-

6' 7" x 3' 5" (2.01m x 1.04m)

Two internal windows and shower cubicle.

Bedroom Two:-

13' 0" x 9' 1" (3.96m x 2.77m) Maximum Measurements

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



Bedroom Three:-

12' 0" x 8' 9" (3.65m x 2.66m)

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



Bedroom Four:-

7' 5" x 7' 0" (2.26m x 2.13m) Irregular Shape

UPVC double glazed bow window to side elevation, textured ceiling and door to Jack 'n' Jill shower Room.

Cloakroom:-

5' 5" x 3' 2" (1.65m x 0.96m)

Opaque UPVC double glazed window to side elevation, suite comprising: close coupled WC, wall mounted wash hand basin, wood effect laminate flooring and textured ceiling.

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Outside:-

Front garden laid mainly to lawn, mature hedging to front and side, water tap and side pedestrian access to rear garden. Off street parking is available to the rear with wooden gate giving access to:



Rear Garden:-

South facing, patio area for entertaining purposes, lawn section, mature hedging, wooden shed (to remain) and separate 15' 0" x 12' 0" (4.57m x 3.65m) wooden workshop with window and power connected.



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