

£369,995

THE KINGSWAY, PORTCHESTER, PO16 8NN



- Two Bedrooms
- Entrance Porch & Hallway
- Lounge Overlooking The Garden
- 18' Fitted Kitchen/Diner
- Modern Wet Room
- Double Glazed Windows
- Gas Central Heating
- Block Paved Off Street Parking
- Brick Built Garage/Workshop
- Generous West Facing Rear Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2784

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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 into:

Entrance Porch:-

Flat ceiling. Further double glazed internal door to:

Entrance Hall:-

radiator, flat ceiling and access to loft via fitted ladder. Doors to:

Lounge:-

14' 0" Into Part Bay x 11' 9" (4.26m x 3.58m) Maximum Measurements

UPVC double glazed part bay window to rear elevation overlooking the garden, radiator, feature fireplace with gas fire inset and wall mounted glass display cabinet to side and coving to flat ceiling with central ceiling rose.



Kitchen/Diner:-

18' 5" x 8' 7" (5.61m x 2.61m) Maximum Measurements

Dual aspect room with UPVC double glazed window to side and rear elevations, fitted range of matching base, eye level and larder style storage units, roll top worksurfaces, one and half bowl sink unit with mixer tap, part tiled walls, space for cooker, space for tall fridge/freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, space for table and chairs, radiator, flat ceiling and UPVC part glazed door leading to rear garden.



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Bedroom One:-

15' 5" Into Bay x 11' 9" (4.70m x 3.58m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator and coving to flat ceiling with central ceiling rose.



Bedroom Two:-

8' 9" x 8' 7" (2.66m x 2.61m)

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



Wet Room:-

5' 6" x 5' 4" (1.68m x 1.62m)

Opaque UPVC double glazed window to side elevation, modern suite comprising: walk-in shower area with glass screen, close coupled W.C, wall hung vanity unit with wash hand basin inset and mixer tap, tiled walls, chrome heated towel rail, extractor and flat ceiling with spotlighting inset.



Outside:-

Block paved off street parking available to the front, shrub borders and brick retaining wall. Side access leads to:



Garage/Workshop:-

Brick-built, roller door, power connected, rear courtesy door and double glazed window.

Rear Garden:-

West facing, enclosed, two patio areas for entertaining purposes, AstroTurf lawn sections, water tap, outside power sockets, mature shrubs, shingle borders, wooden shed (to remain) and wooden gate leads to driveway.

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