

£217,500

NORTHFIELD PARK, PORTCHESTER, PO16 8NF



- Two Double Bedrooms Over 55's Park Home
- Entrance Hallway
- Dual Aspect Lounge/Diner
- Fitted Kitchen
- Modern Shower Room
- Double Glazed Windows
- Electric Heating
- Established Rear Garden
- Off Street Parking
- Detached Garage/Workshop
- No Onward Chain
- Epc: Exempt

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

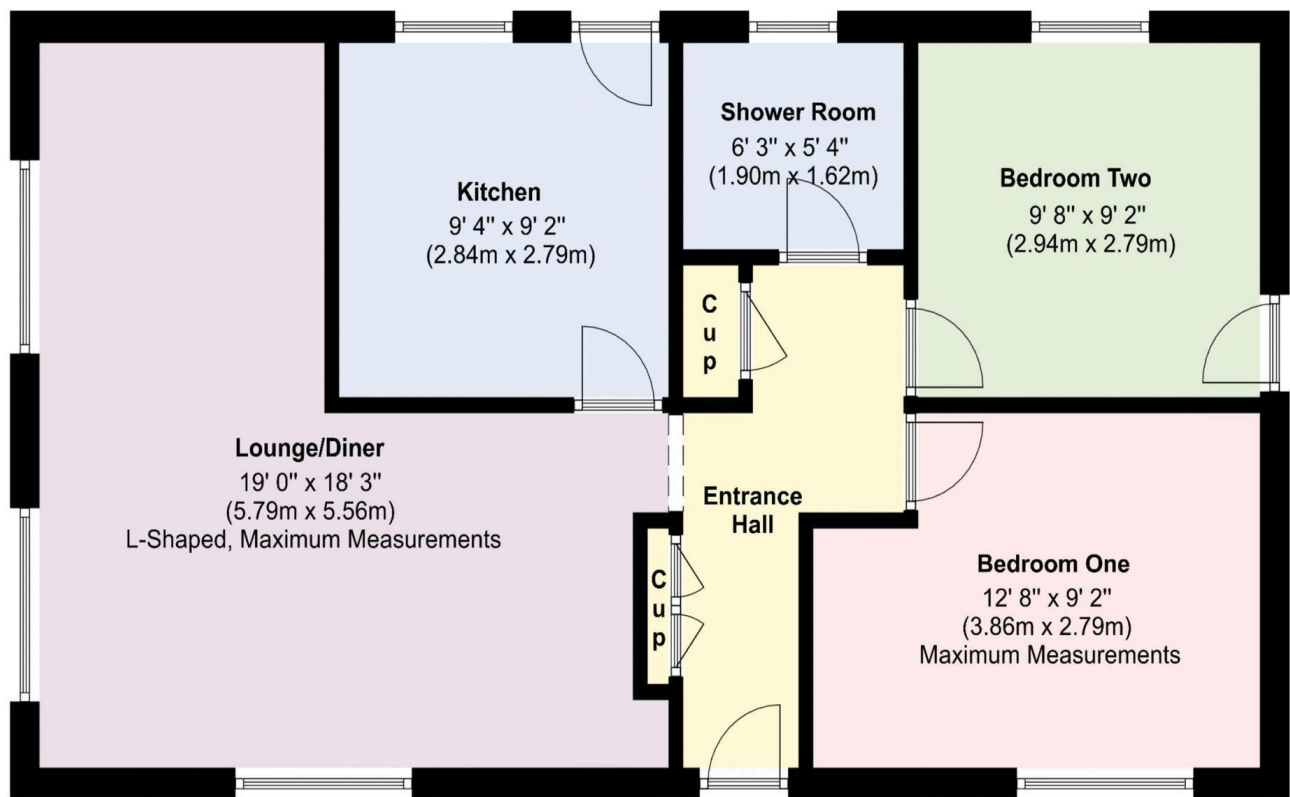
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Property Reference: P2786

Awaiting EPC

Council Tax Band: B

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



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The Accommodation Comprises:-

Covered entrance with UPVC part double glazed door into:

Entrance Hallway:-

Night storage heater, Built-in storage cupboard, additional airing cupboard and coving to textured ceiling. Doors to:

Lounge/Diner:-

19' 0" x 18' 3" (5.79m x 5.56m) L-Shaped, Maximum Measurements

A dual aspect room with UPVC double glazed windows to the front and side elevations, two night storage heaters, TV aerial point, space for table and chairs, serving hatch to kitchen and coving to textured ceiling.



Kitchen:-

9' 4" x 9' 2" (2.84m x 2.79m)

UPVC double glazed window to side elevation, fitted range of matching base and eye level units, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in cooker with hob above and extractor over, space for fridge/freezer, space and plumbing for washing machine, electric heater, textured ceiling and UPVC part double glazed door leading to the driveway.



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Bedroom One:-

12' 8" x 9' 2" (3.86m x 2.79m) Maximum Measurements

UPVC double glazed window to side elevation, electric heater and coving to textured ceiling.



Bedroom Two:-

9' 8" x 9' 2" (2.94m x 2.79m)

A dual aspect room with UPVC double glazed window to side elevation, electric heater, coving to textured ceiling and UPVC part double glazed door overlooking and accessing the rear garden via an electric outdoor lift.



Shower Room:-

6' 3" x 5' 4" (1.90m x 1.62m)

Opaque UPVC double glazed window to side elevation, double shower tray with Triton electric shower and low screen, pedestal wash hand basin, close coupled WC, tiled walls, heated towel rail and textured ceiling.



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Outside:-

Open plan front garden laid to lawn with shrub borders and pathway to front door. Driveway side allowing off street parking and leads to:

Garage/Workshop:-

Up and over door, detached, double glazed windows and rear courtesy door to garden.

Rear Garden:-

Patio area, lawn, mature shrubs and bushes, shed and greenhouse (both to remain).



Agents Note:-

The park home is freehold and on an all year round residential site. The ground rent & pitch fee is £196.78 pcm (£2,361.36 per annum).

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