

£375,000

CAMELOT CRESCENT, PORTCHESTER, PO16 8ER



- Four Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- Lounge & Dining Room
- Fitted Kitchen
- Conservatory Overlooking The Garden
- Shower Room
- Gas Central Heating
- Double Glazed Windows
- Generous Enclosed Rear Garden
- Garage/Workshop
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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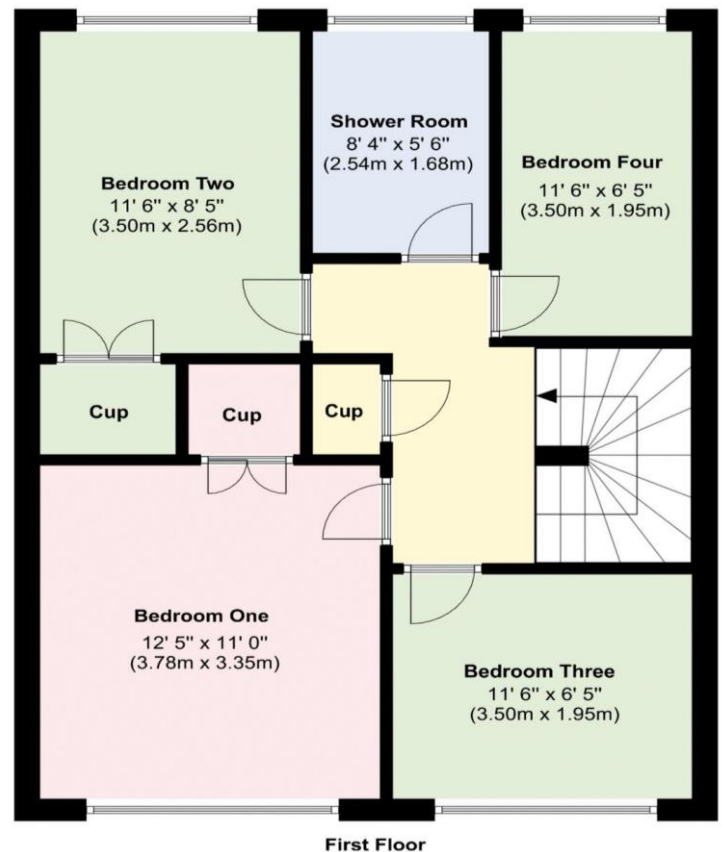
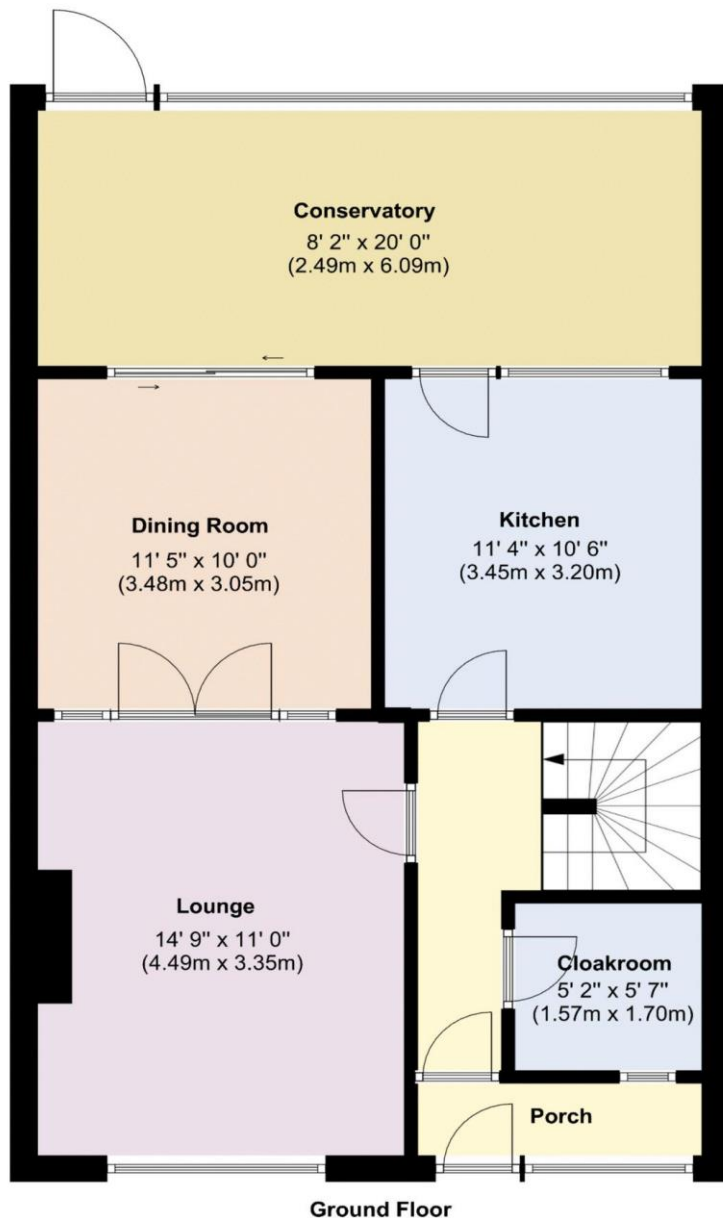
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2785

Council Tax Band: D

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



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The Accommodation Comprises:-

Opaque UPVC part double glazed front door into:

Entrance Porch:-

Opaque UPVC double glazed window to front elevation and water tap. Further glazed door to:

Entrance Hallway:-

Return stairs to first floor, under stairs cupboard, radiator and textured ceiling. Attractive wooden doors to:

Downstairs Cloakroom:-

5' 2" x 5' 7" (1.57m x 1.70m)

Opaque window to front elevation, suite comprising: close coupled WC, pedestal wash hand basin, part tiled walls, built-in storage cupboard housing meters and textured ceiling.



Lounge:-

14' 9" x 11' 0" (4.49m x 3.35m)

UPVC double glazed window to front elevation overlooking the green, TV aerial point, feature fireplace with gas fire inset and coving to flat ceiling. Glazed doors with matching side panels to:



Dining Room:-

11' 5" x 10' 0" (3.48m x 3.05m)

Radiator, space for table and chairs, serving hatch to kitchen, coving to flat ceiling and double glazed sliding patio door to conservatory.



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Kitchen:-

11' 4" x 10' 6" (3.45m x 3.20m)

UPVC double glazed window to rear elevation, flitted range of matching base, eye level and larder style units, roll top worksurfaces, one and half bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker, space for tall fridge/freezer and textured ceiling. Part glazed wooden door to:



Conservatory:-

8' 2" x 20' 0" (2.49m x 6.09m)

UPVC double glazed windows and door overlooking and accessing the rear garden, power connected, worksurface and built-in storage cupboard with space and plumbing for washing machine and further storage to side.



First Floor Landing:-

Built-in storage cupboard housing gas central heating boiler, textured ceiling and access to loft. Attractive wooden doors to:

Bedroom One:-

12' 5" x 11' 0" (3.78m x 3.35m)

UPVC double glazed window to front elevation with views over the green and Portsmouth Harbour, radiator, built-in wardrobes and coving to textured ceiling.

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Bedroom Two:-
11' 6" x 8' 5" (3.50m x 2.56m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in wardrobe and coving to textured ceiling.



Bedroom Three:-
11' 6" x 6' 5" (3.50m x 1.95m)

UPVC double glazed window to front elevation with views over the green and Portsmouth Harbour, radiator and coving to textured ceiling.



Bedroom Four:-
11' 6" x 6' 5" (3.50m x 1.95m)

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



Shower Room:-
8' 4" x 5' 6" (2.54m x 1.68m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: double width shower cubicle with Bristan rainwater shower and handheld shower attachment, wash hand basin inset vanity unit with mixer taps, close coupled WC, part tiled walls, ladder style heated towel rail and textured ceiling.

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Outside:-

Open plan low maintenance front garden area with AstroTurf lawn and shrubs inset. Side access leads to garage/workshop in block with up/over door.



Rear Garden:-

Enclosed, well established, laid to lawn, mature shrubs and trees, water tap, wooden shed (to remain) and wooden gate to rear for pedestrian access.



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View:-



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