

## £255,000

VERNON ROAD, COPNOR, PORTSMOUTH, PO3 5DR



- Two Double Bedrooms
- Entrance Lobby
- Lounge With Bay Window
- Separate Sitting Room
- Dining Room
- Fitted Kitchen
- Modern First Floor Bath/Shower Room
- Gas Central Heating
- Double Glazed Windows
- Enclosed Low Maintenance Garden
- Well Presented Throughout

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2793

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



## The Accommodation Comprises:-

Part double glazed composite front door into:

### Entrance Lobby:-

4' 3" x 2' 7" (1.29m x 0.79m)

Wood effect laminate flooring, radiator and flat ceiling with spotlighting inset. Oak veneer door leading to:

### Lounge:-

13' 8" Into Bay x 13' 0" (4.16m x 3.96m) Maximum Measurements

UPVC double glazed bay window to front elevation, feature fireplace with gas fire inset, radiator, stairs to first floor, oak skirting boards and coving to flat ceiling with central ceiling rose. Oak veneer door to:

### Sitting Room:-

13' 5" x 9' 5" (4.09m x 2.87m)

UPVC double glazed window to rear elevation, under stairs storage cupboard, radiator, oak skirting boards and coving to flat ceiling with central ceiling rose. Archway to:



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## Kitchen:-

10' 6" x 8' 4" (3.20m x 2.54m)

UPVC double glazed window to side elevation, fitted range of matching base and eye level units with underlighting to wall units, quartz worktops, ceramic sink with mixer tap, Neff induction hob with glass splash back and extractor over, Neff combination microwave, Neff fitted oven, wine cooler (to remain), built-in Neff fridge/freezer, built-in washing machine, integrated Neff dishwasher, matching cupboard housing gas central heating boiler and flat ceiling with spotlighting inset. UPVC patio doors leading to:



## Dining Room:-

9' 8" x 9' 3" (2.94m x 2.82m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, space for table and chairs, flat and sloping ceiling with spotlighting and Velux skylight window inset, laminate flooring, radiator and patio doors leading to rear garden.



## First Floor Landing:-

Flat ceiling. Oak veneer doors to:

## Bedroom One:-

13' 1" x 11' 3" (3.98m x 3.43m) Maximum Measurements

UPVC double glazed window to front elevation, built-in over stairs storage cupboard, radiator and flat ceiling with central ceiling rose.



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### Bedroom Two:-

10' 5" x 9' 3" (3.17m x 2.82m)

UPVC double glazed window to rear elevation overlooking the garden, radiator and flat ceiling with central ceiling rose.



### Bath/Shower Room:-

10' 2" x 9' 5" (3.10m x 2.87m)

UPVC double glazed window to rear elevation, suite comprising: double width shower cubicle with electric shower, panelled bath with mixer tap and tiled surround, closed coupled WC, wall hung sink with mixer tap, vanity storage below and tiled splashback, chrome heated towel rail and flat ceiling with central ceiling rose.



### Outside:-

Low level wrought iron gate and quarry tiled ground area.

### Rear Garden:-

Low maintenance, AstroTurf lawn, shingle area, patio for entertaining purposes, water tap, outside power socket and low level brick wall with fencing.



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