

£440,000

ALTON GROVE, PORTCHESTER, PO16 9NG



- Three Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Conservatory With Utility Area
- Office/Study
- Ground Floor Shower Room
- First Floor Bathroom
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Enclosed Rear Garden With Summerhouse

Portchester Office

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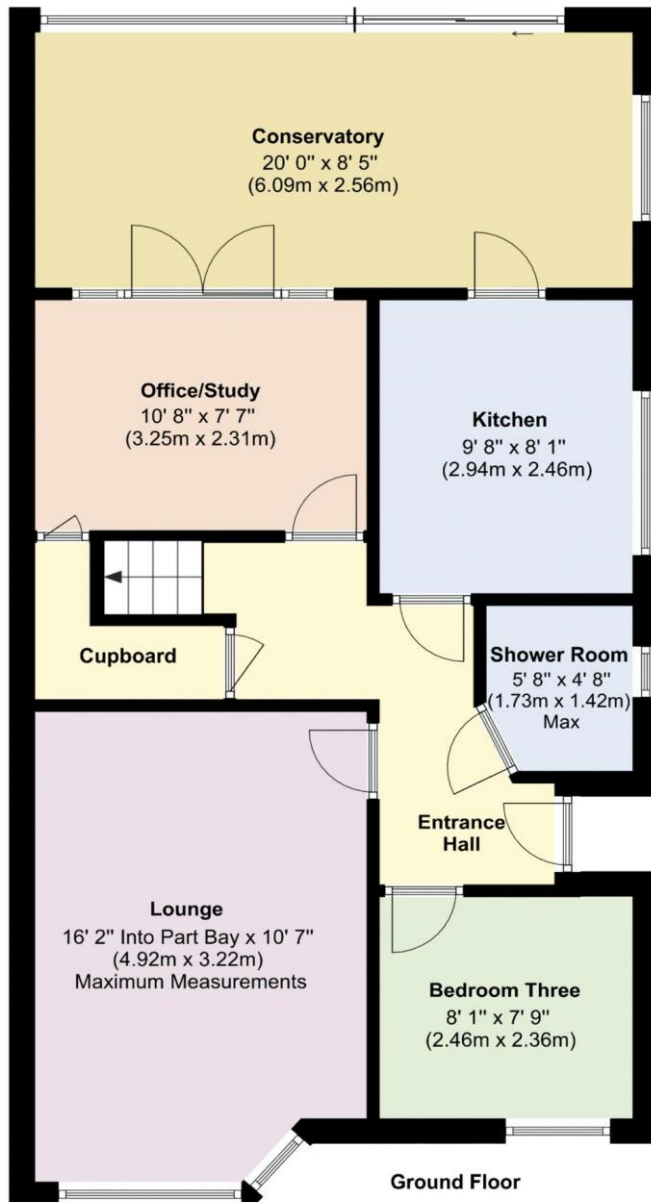
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2796

Council Tax Band: D

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



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The Accommodation Comprises:-

Covered storm porch and double glazed door into:

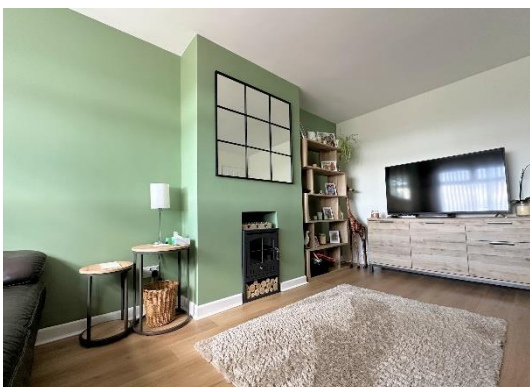
Entrance Hall:-

Stairs to first floor, radiator, wood effect laminate flooring, flat ceiling and generous under stairs storage cupboard. Doors to:

Lounge:-

16' 2" Into Part Bay x 10' 7" (4.92m x 3.22m) Maximum Measurements

UPVC double glazed part bay window to front elevation with views towards Portsmouth Harbour, radiator, TV aerial point, wood effect laminate flooring, feature bi-ethanol burner and flat ceiling.



Kitchen:-

9' 8" x 8' 1" (2.94m x 2.46m)

UPVC double glazed window to side elevation, fitted range of matching base, eye level and larder style units, roll top worksurfaces with matching upstands, single bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, gas hob with splashback and extractor canopy above, space and plumbing for dishwasher, radiator and coving to flat ceiling with spotlighting inset. Part glazed door to:



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Conservatory:-

20' 0" x 8' 5" (6.09m x 2.56m)

UPVC double glazed windows and sliding patio door overlooking and accessing the rear garden, radiator with decorative cover, space for table and chairs, further base storage units with worktop above, space and plumbing for washing machine, recess for a tall fridge/freezer and wall mounted gas central heating boiler.



Office/Study:-

10' 8" x 7' 7" (3.25m x 2.31m)

Radiator, flat ceiling, glazed doors with matching side panels leading to conservatory and further access to under stairs storage cupboard.



Bedroom Three:-

8' 1" x 7' 9" (2.46m x 2.36m)

UPVC double glazed window to front elevation with Harbour views, radiator and flat ceiling.



Shower Room:-

5' 8" x 4' 8" (1.73m x 1.42m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, modern white suite comprising: double width shower with rainwater shower, handheld shower attachment and screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling.

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First Floor Landing:-

Opaque UPVC double glazed window to side elevation and flat ceiling with access to loft. Doors to:

Bedroom One:-

19' 4" x 11' 3" (5.89m x 3.43m) Maximum Measurements

UPVC double glazed window to front elevation with stunning views towards Portsmouth Harbour and beyond, flat and sloping ceiling, radiator and access to eaves storage.



View From Bedroom One:



Bedroom Two:-

12' 4" x 10' 4" (3.76m x 3.15m) Maximum Measurements

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



Bathroom:-

10' 4" x 6' 5" (3.15m x 1.95m)

Opaque UPVC double glazed window to rear elevation, modern white suite comprising: L-shaped panelled bath with mixer tap and rainwater shower over with handheld shower attachment, shower and screen, family size wash hand basin with mixer tap and vanity storage below, shaver socket, part tiled walls, electric, flat and sloping ceiling, chrome heated towel rail and extractor.

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Outside:-

Shingle off street parking to the front with block paved driveway to side. Double opening wooden gates lead to:

Rear Garden:-

Enclosed, patio area for entertaining purposes, lawn with established flower and shrub borders and wooden summer house with double glazed windows and doors, power connected and a fitted bar (to remain).



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