

£259,995

SOUTHAMPTON ROAD, PORT SOLENT, PO6 4RX



- Two Double Bedrooms
- Entrance Porch
- Lounge With Harbour Views
- Kitchen/Diner Overlooking The Garden
- Modern Shower Room
- Gas Central Heating
- Double Glazed Windows
- Low Maintenance Gardens
- Garage/Workshop In Block
- Stunning Harbour Views

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

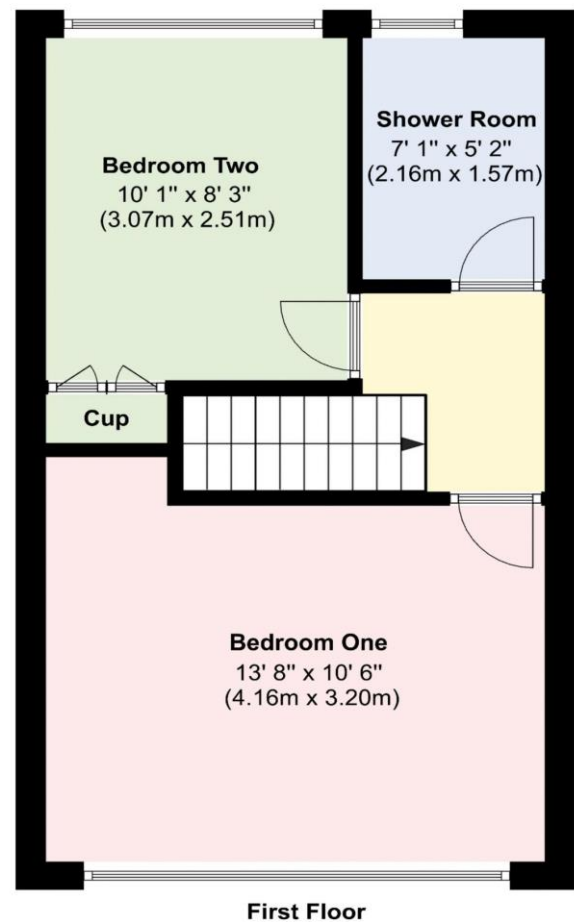
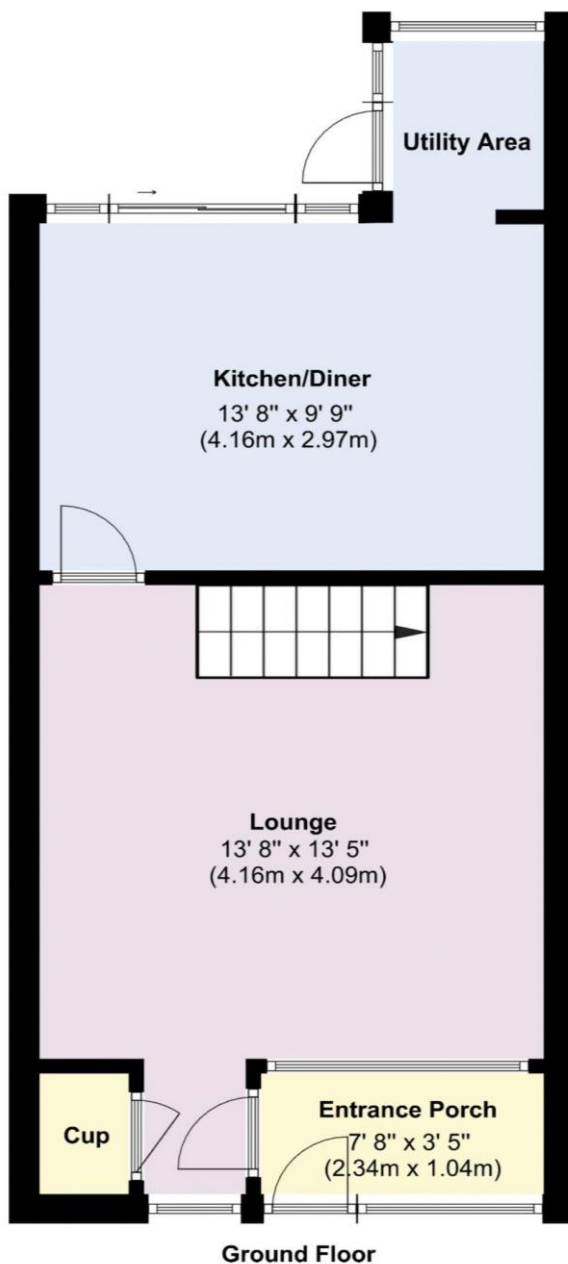
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2800

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Porch:-

7' 8" x 3' 5" (2.34m x 1.04m)

UPVC double glazed window to front elevation with views towards Portsmouth Harbour and Portchester Castle, tiled flooring, and flat ceiling. Further part glazed door to:

Lounge:-

13' 8" x 13' 5" (4.16m x 4.09m)

UPVC double glazed window to front elevation, stairs to first floor, radiator, built-in storage cupboard housing meters, TV aerial point, wooden parquet style flooring and coving to textured ceiling Part glazed wooden door to:



Kitchen/Diner:-

13' 8" x 9' 9" (4.16m x 2.97m)

UPVC double glazed windows and sliding patio door overlooking and accessing the rear garden, fitted range of matching base and eye level units, roll top worksurfaces, single bowl sink unit with extendable mixer tap, part tiled walls, space for cooker with extractor canopy above, built-in fridge/freezer, integrated dishwasher, radiator with decorative cover, space for table and chairs, tiled flooring and textured ceiling. Walkway to:



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Bedroom One:-

13' 8" x 10' 6" (4.16m x 3.20m)

UPVC double glazed window to front elevation with stunning views towards Portsmouth Harbour and Portchester Castle, radiator and coving to textured ceiling.



View From Bedroom One:-



Utility Area:-

4' 4" x 4' 1" (1.32m x 1.24m)

Further UPVC double glazed windows and door leading to garden, space and plumbing for washing machine, worktop and gas central heating boiler.

First Floor Landing:-

Flat ceiling with access to the loft and wooden doors to:

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Bedroom Two:-

10' 1" x 8' 3" (3.07m x 2.51m)

UPVC double glazed window to rear elevation, radiator, built-in over stairs storage cupboard with shelf to side and flat ceiling.



Shower Room:-

7' 1" x 5' 2" (2.16m x 1.57m)

Opaque UPVC double glazed window to rear elevation, modern suite comprising: tiled shower cubicle, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage, tiled walls, ladder style heated towel rail, tiled flooring and flat ceiling.



Outside:-

Low maintenance block paved front garden with shingle to sides.

Rear Garden:-

Enclosed, block paving, raised decking area ideal for entertaining purposes, water tap, raised flower bed and wooden gate to rear leads to garage/workshop in block with power connected.



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