

## £359,995

### QUINTREL AVENUE, PORTCHESTER, PO16 9TE



- Three Bedrooms
- Entrance Porch
- Lounge
- Open Plan Fitted Kitchen/Diner
- Separate Utility Room
- Ground Floor Shower Room
- First Floor Bathroom
- Gas Central Heating, Double Glazed Windows & Fitted Solar Panels
- Block Paved Off Street Parking
- 16' x 8'2 Integral Garage/Workshop
- Rear Garden

#### 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)

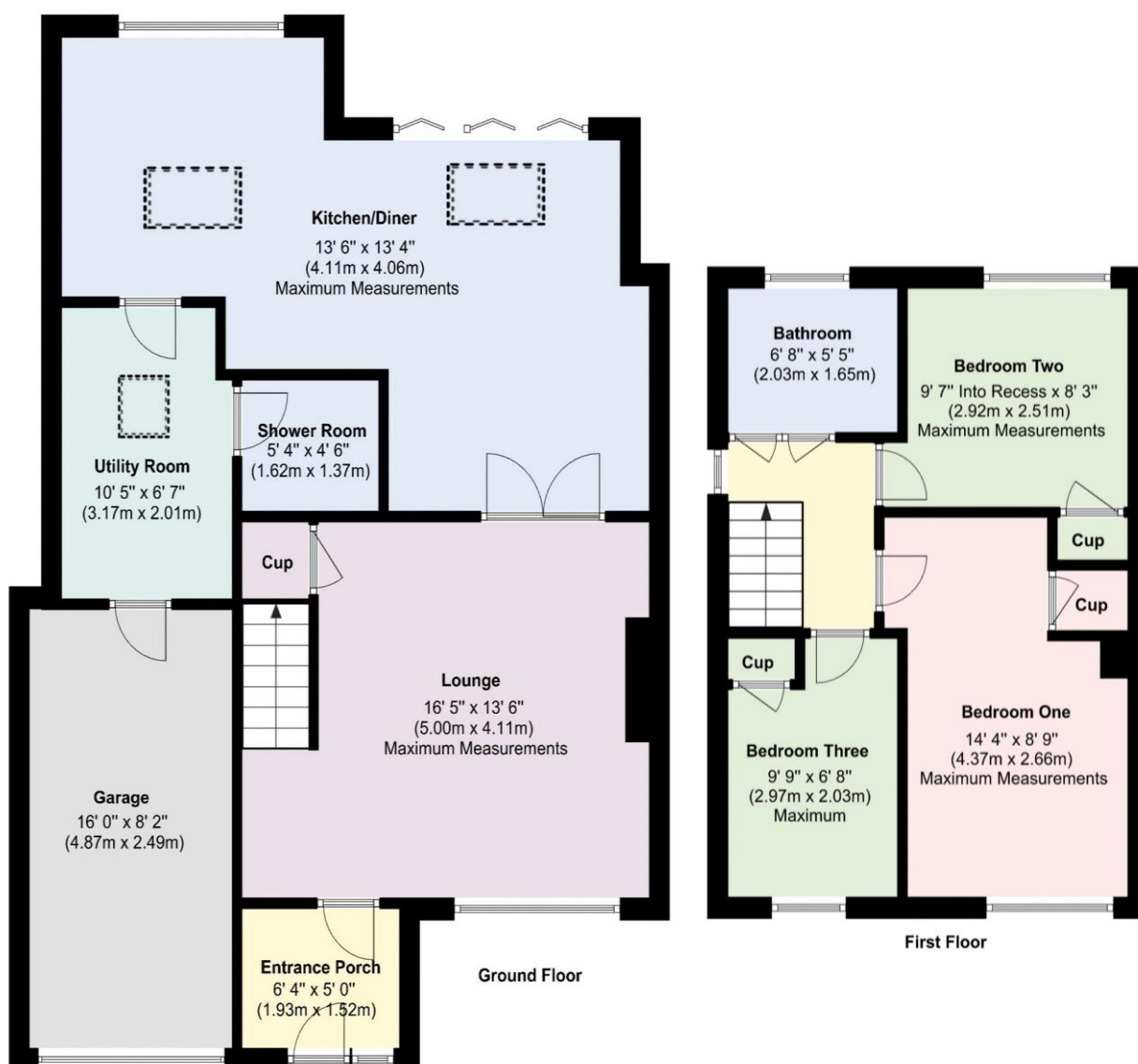
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2804

Council Tax Band: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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



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## The Accommodation Comprises:-

Part double glazed composite front door with double glazed side panels into:

### Entrance Porch:-

6' 4" x 5' 0" (1.93m x 1.52m)

Radiator and flat ceiling with spotlighting inset. Internal door to:

### Lounge:-

16' 5" x 13' 6" (5.00m x 4.11m) Maximum Measurements

UPVC double glazed window to front elevation, stairs to first floor, two radiators, TV aerial point, wood effect laminate flooring, feature fireplace, under stairs storage cupboard and coving to flat ceiling. Glazed doors to:



### Kitchen/Diner:-

13' 6" x 13' 4" (4.11m x 4.06m) Maximum Measurements

UPVC double glazed window and bi-folding doors overlooking and accessing the rear garden, the kitchen is fitted with an extensive range of base, eye level and larder style soft close units with underlighting to wall units, work surfaces with matching upstands and incorporating a breakfast bar, one and half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and combi microwave, five ring gas hob with extractor canopy above, integrated dishwasher, dining area with space for table and chairs, flat ceiling with spotlighting and two skylights inset, radiator and wood effect laminate flooring. Internal doors to:



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## Shower Room:-

5' 4" x 4' 6" (1.62m x 1.37m)

Suite comprising: tiled shower cubicle, close coupled 2-in-1 toilet with sink on top and mixer tap, tiled walls, chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.



## Utility Room:-

10' 5" x 6' 7" (3.17m x 2.01m)

Additional matching base and eye level soft close storage units, work surface with matching upstands, single bowl sink unit with mixer tap, part tiled walls, recess for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, flat ceiling with spotlighting and skylight inset, radiator, wood effect laminate flooring and integral door to garage/workshop. Further internal door to:

## First Floor Landing:-

UPVC double glazed window to side elevation, wood effect laminate flooring and flat ceiling with access to the loft. Doors to:

## Bedroom One:-

14' 4" x 8' 9" (4.37m x 2.66m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in storage cupboard and flat ceiling.

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## Bedroom Two:-

9' 7" Into Recess x 8' 3" (2.92m x 2.51m) Maximum Measurements

UPVC double double glazed window to the rear elevation, radiator, built-in storage cupboard and coving to flat ceiling.



## Bedroom Three:-

9' 9" x 6' 8" (2.97m x 2.03m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in storage cupboard housing the gas central heating boiler and textured ceiling.



## Bathroom:-

6' 8" x 5' 5" (2.03m x 1.65m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with rainwater shower and handheld shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls, radiator, tiled flooring and flat ceiling.



## Outside:-

Small lawned garden to the front with shrub borders. Block paved off street parking leads to:

## Garage/Workshop:-

16' 0" x 8' 2" (4.87m x 2.49m)

Integral, power and light connected, roller door and internal courtesy door to utility room.

## Rear Garden:-

Enclosed, patio areas for entertaining purposes, water tap, power socket and wooden summerhouse (to remain).



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