

GUIDE PRICE £350,000

THE KINGSWAY, PORTCHESTER, PO16 8NN



- Two Double Bedrooms
- Entrance Hallway
- Dual Aspect Lounge
- Kitchen
- Bathroom
- Double Glazed Windows
- Gas Central Heating (not tested)
- Off Street Parking
- Generous West Facing Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

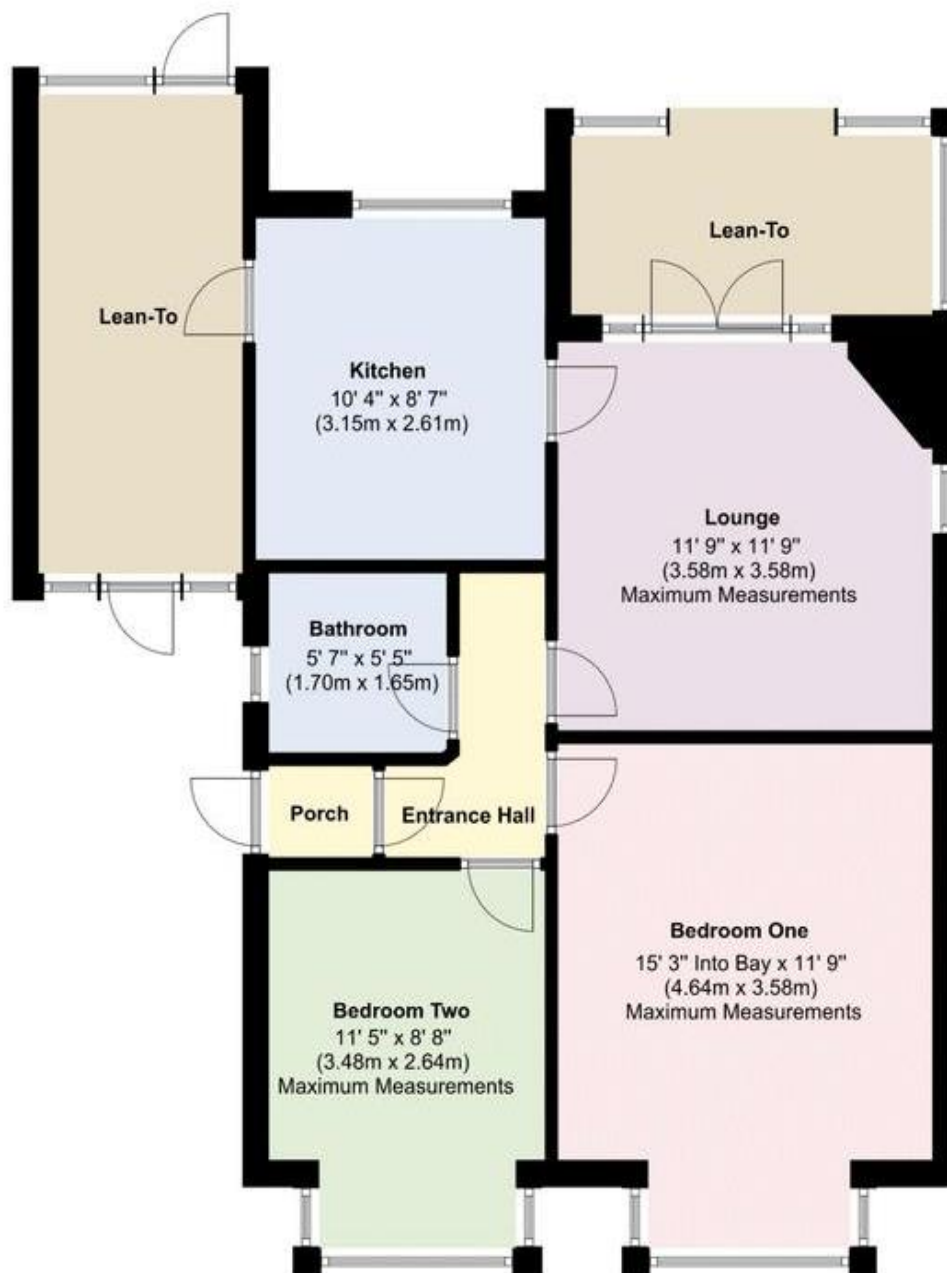
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Property Reference: P2805

Awaiting EPC

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 door into:

Entrance Porch:-

Quarry tiled flooring. Further glazed door to:

Entrance Hallway:-

Radiator, picture rail and access to loft. Doors to:

Lounge:-

11' 9" x 11' 9" (3.58m x 3.58m) Maximum Measurements

A dual aspect room with UPVC double glazed window to side elevation, radiator, feature brick fireplace with tiled hearth, picture rail and glazed doors with lead light side panels leading to lean-to. Further glazed internal door to:



Kitchen:-

10' 4" x 8' 7" (3.15m x 2.61m)

UPVC double glazed window to rear elevation overlooking the garden, storage units, stainless steel sink with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine and wall mounted gas central heating boiler (untested). UPVC double glazed door to lean-to area and rear garden.



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Bedroom One:-

15' 3" Into Bay x 11' 9" (4.64m x 3.58m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, picture rail and textured ceiling.



Bedroom Two:-

11' 5" x 8' 8" (3.48m x 2.64m) Maximum Measurements

UPVC double glazed bay window to front elevation, picture rail and textured ceiling.



Bathroom:-

5' 7" x 5' 5" (1.70m x 1.65m)

Opaque UPVC double glazed window to side elevation, panelled bath with Triton electric shower over, folding shower screen, wash hand basin with mixer tap, tiled splashback, close coupled WC and electric heater.



Outside:-

Lawned front garden with shrubs inset, brick retaining wall and driveway for off street parking is available. Covered side access leads to:



Rear Garden:-

West facing, generous size, enclosed, water taps, sheds and greenhouse (to remain).

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