

OFFERS IN EXCESS OF £290,000

HARTING GARDENS, PORTCHESTER, PO16 8DX



- Three Bedrooms
- Entrance Porch
- Lounge
- Extended Open Plan Fitted Kitchen/Diner
- Shower Room
- UPVC Double Glazed Windows
- Gas Central Heating
- Low Maintenance Garden
- Garage/Workshop With Power
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2810

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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 into:

Entrance Porch:-

6' 5" x 4' 1" (1.95m x 1.24m)

Opaque UPVC double glazed windows to front and side elevations, wood effect laminate flooring, textured ceiling and cupboard housing meters. Glazed internal door to:

Lounge:-

14' 5" x 14' 3" (4.39m x 4.34m) Maximum Measurements

UPVC double glazed window to front elevation, stairs to first floor, contemporary vertical radiator, feature fireplace, TV aerial point, dado rail, wood effect laminate flooring and coving to flat ceiling. Archway to:



Kitchen/Dining/Utility:-

16' 2" Into Utility x 14' 5" (4.92m x 4.39m) Maximum Measurements

UPVC double glazed windows and doors overlooking and accessing the rear garden, fitted range of matching base and eye level storage units with underlighting to wall units, roll top work surfaces, one and half bowl sink unit with mixer tap, part tiled walls, space for range style cooker, recess for fridge/freezer, space and plumbing for dishwasher and washing machine, space for table and chairs, radiator, under stairs storage cupboard, continuation of wood effect laminate flooring and coving to flat ceiling.



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First Floor Landing:-

Dado rail, textured ceiling and access to loft. Doors to:

Bedroom One:-

15' 6" Into Recess x 8' 5" (4.72m x 2.56m) Maximum Measurements

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



Bedroom Two:-

9' 2" x 8' 2" (2.79m x 2.49m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, wood effect laminate flooring and textured ceiling.



Bedroom Three:-

10' 3" x 5' 9" (3.12m x 1.75m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, storage cupboard, wood effect laminate flooring and textured ceiling.

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Shower Room:-

6' 1" x 6' 1" (1.85m x 1.85m)

Opaque UPVC double glazed eye level window to rear elevation, suite comprising: shower cubicle with rainwater shower and handheld shower attachment, close coupled WC, wash hand basin inset marble top with mixer tap and vanity storage below, heated towel rail, wooden panelling to dado rail height and textured ceiling.



Outside:-

Open plan front garden laid to lawn with flowers, shrub borders and decking area. Rear access leads to garage/workshop with power roller door and window to rear.

Rear Garden:-

Enclosed, tiered, low maintenance AstroTurf lawn, decking area for entertaining purposes, shrub borders, water tap and wooden gate to rear.



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