

£279,995

VINCENT GROVE, PORTCHESTER, PO16 9RS



- Two Bedrooms
- Entrance Hall
- Extended Lounge/Diner
- Kitchen
- Lean-To
- Bathroom
- Double Glazing
- South Facing Rear Garden
- In Need Of General Modernisation Throughout
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

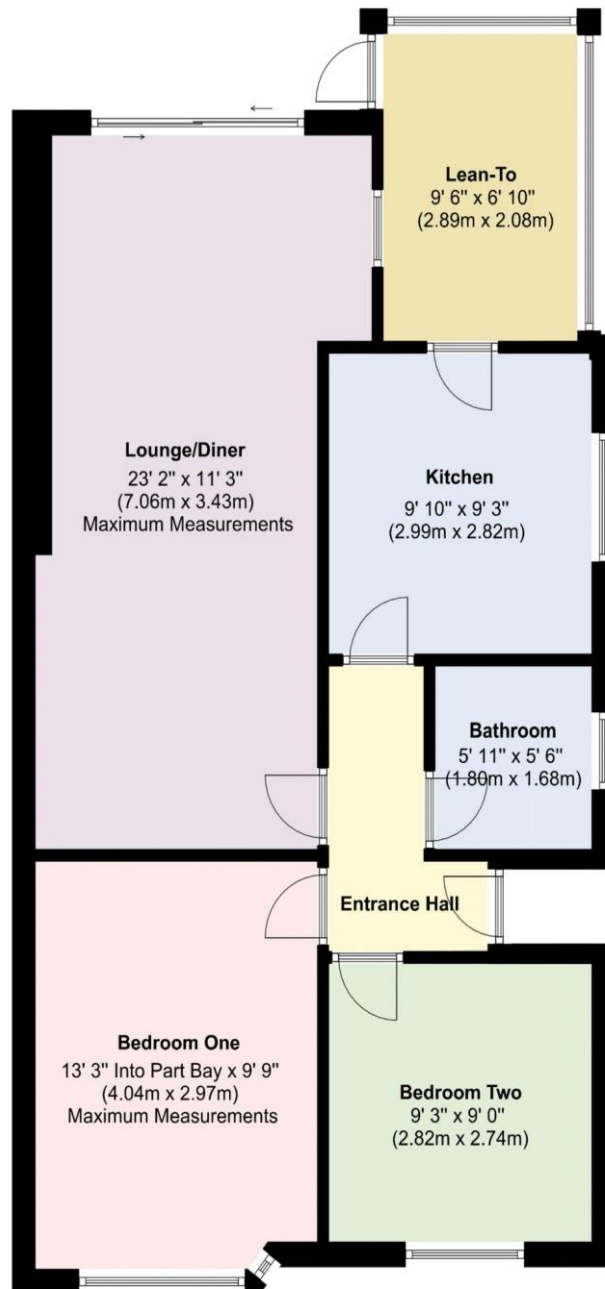
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property Reference: P2813

Council Tax Band: C

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



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The Accommodation Comprises:-

Covered entrance and wooden front door with opaque glass panels inset into:

Entrance Hall:-

Exposed original floorboards, flat ceiling with spotlighting inset and access to loft. Doors to:

Lounge/Diner:-

23' 2" x 11' 3" (7.06m x 3.43m) Maximum Measurements

Double glazed sliding patio doors overlooking the rear garden, window to lean-to, partially exposed original floorboards and partial flat ceiling.



Kitchen:-

9' 10" x 9' 3" (2.99m x 2.82m) Maximum Measurements

Opaque double glazed window to side elevation, fitted range of wooden base units, tiled worksurfaces, single circular stainless steel sink unit with mixer tap and matching drainer to side, part tiled walls, space and plumbing for washing machine and wall mounted hot water boiler (untested). Glazed door to:



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Lean-To:-

9' 6" x 6' 10" (2.89m x 2.08m)

Double glazed windows and door to side and rear elevation overlooking the garden with power and light connected.

Bedroom One:-

13' 3" Into Part Bay x 9' 9" (4.04m x 2.97m) Maximum Measurements

Double glazed part bay window to front elevation, exposed original floorboards and flat ceiling.

**Bedroom Two:-**

9' 3" x 9' 0" (2.82m x 2.74m)

Double glazed part bay window to front elevation, exposed original floorboards and flat ceiling.

Bathroom:-

5' 11" x 5' 6" (1.80m x 1.68m)

Opaque double glazed window to side elevation, space and plumbing for bath or shower, space and plumbing for wash hand basin, low level WC and exposed original floorboards.

**Outside:-**

Shingle to front with potential for off road parking).

Rear Garden:-

South facing, grass, water tap and hard standing for shed.

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