

OFFERS IN EXCESS OF £300,000

PORTSDOWN ROAD, PORTCHESTER BORDERS, PO6 4QH



- Three Bedrooms
- Entrance Porch & Hallway
- Semi Open Plan Lounge
- Fitted Kitchen/Diner Overlooking The Garden
- First Floor Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Generous Enclosed Rear Garden
- Well Presented Throughout
- Portchester Borders

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

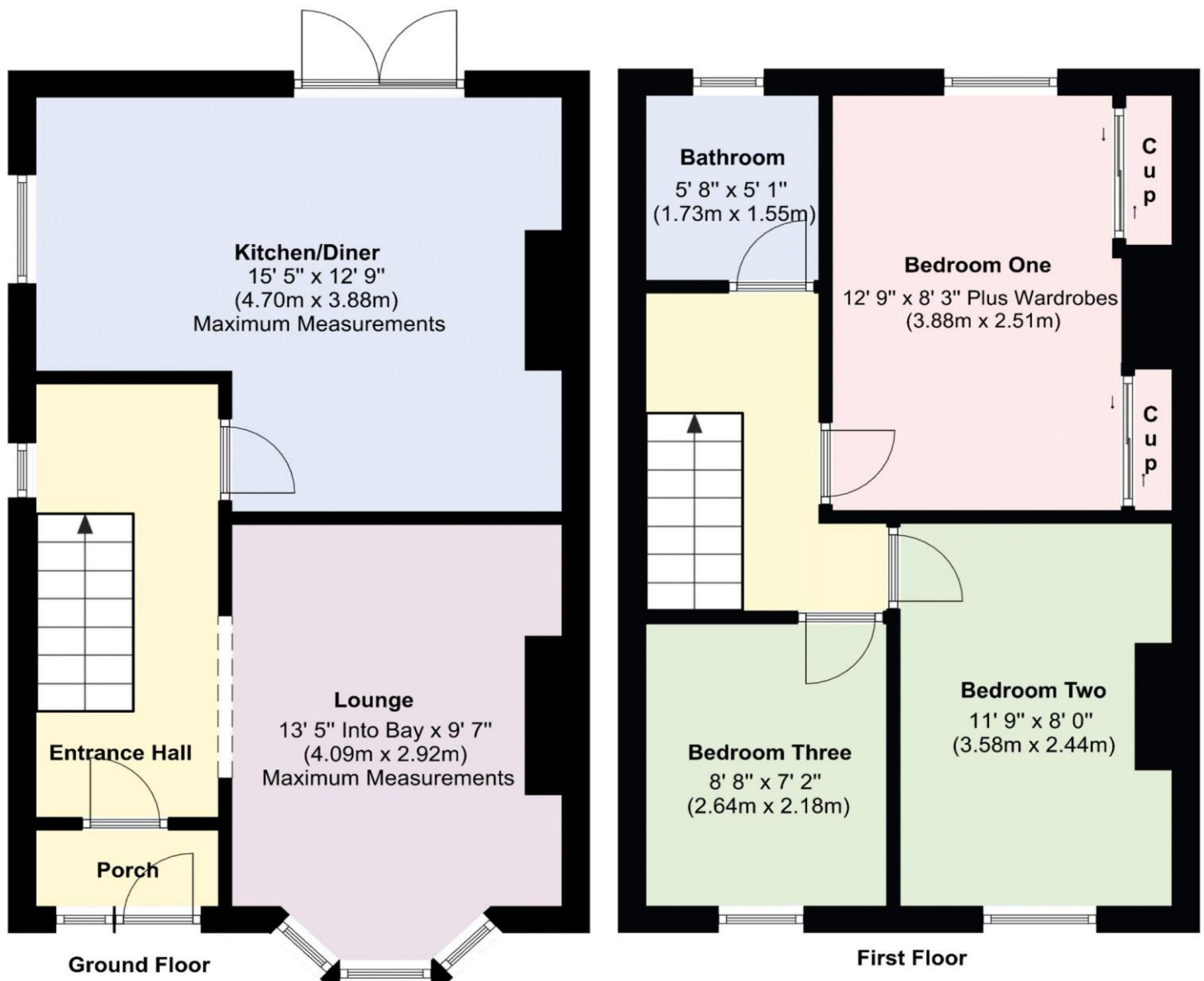
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2809

Council Tax Band: B

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



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The Accommodation Comprises:-

UPVC part double glazed front door with matching side panel into:

Entrance Porch:-

Coving to flat ceiling. Wooden internal door into:

Entrance Hall:-

Stairs to first floor, UPVC double glazed window to side elevation, radiator, coving to flat ceiling and under stairs storage cupboard housing meters. Open Archway to:

Lounge:-

13' 5" Into Bay x 9' 7" (4.09m x 2.92m) Maximum Measurements

UPVC double glazed bay window to front elevation, TV aerial point, three radiators, feature fireplace with living flame gas fire inset and coving to textured ceiling.



Kitchen/Diner:-

15' 5" x 12' 9" (4.70m x 3.88m) Maximum Measurements

UPVC double glazed window to side elevation, matching range of fitted base, eye level, larder style and glass display storage units, roll top work surfaces, single bowl sink unit with mixer tap, part tiled walls, built-in electric oven with gas hob above and concealed extractor over, integrated dishwasher, space and plumbing for washing machine, tiled flooring, contemporary vertical radiator, space for table and chairs, recess for fridge/freezer, textured and flat ceiling, wall mounted gas central heating boiler and UPVC double glazed French doors overlooking and accessing the rear garden,



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First Floor Landing:-

Radiator and coving to textured ceiling with access to loft. Doors to:

Bedroom One:-

12' 9" x 8' 3" Plus Wardrobes (3.88m x 2.51m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, mirror fronted sliding doors to built-in wardrobes and coving to textured ceiling.



Bedroom Two:-

11' 9" x 8' 0" (3.58m x 2.44m)

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



Bedroom Three:-

8' 8" x 7' 2" (2.64m x 2.18m)

UPVC double glazed window to front elevation, radiator and coving to textured ceiling.



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Bathroom:-

5' 8" x 5' 1" (1.73m x 1.55m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with Mira electric shower, folding shower screen, close coupled WC, wash hand basin inset vanity unit, tiled walls, chrome heated towel rail and textured ceiling.



Outside:-

Enclosed front garden laid mainly to lawn with a fine array of flowers to borders and brick retaining wall. Side pedestrian access and wooden gate leads to:



Rear Garden:-

Enclosed, generous size, two patio areas for entertaining proposes, shingle and shrub borders inset, water tap, lawn area and wooden shed (to remain).



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