

OFFERS IN EXCESS OF £265,000

EXTON GARDENS, PORTCHESTER, PO16 8EB



- Two Double Bedrooms
- Entrance Lobby
- 18' Lounge/Diner
- Fitted Kitchen
- Modern First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Enclosed West Facing Garden
- Garage/Workshop in Block
- No Onward Chain

Portchester Office

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

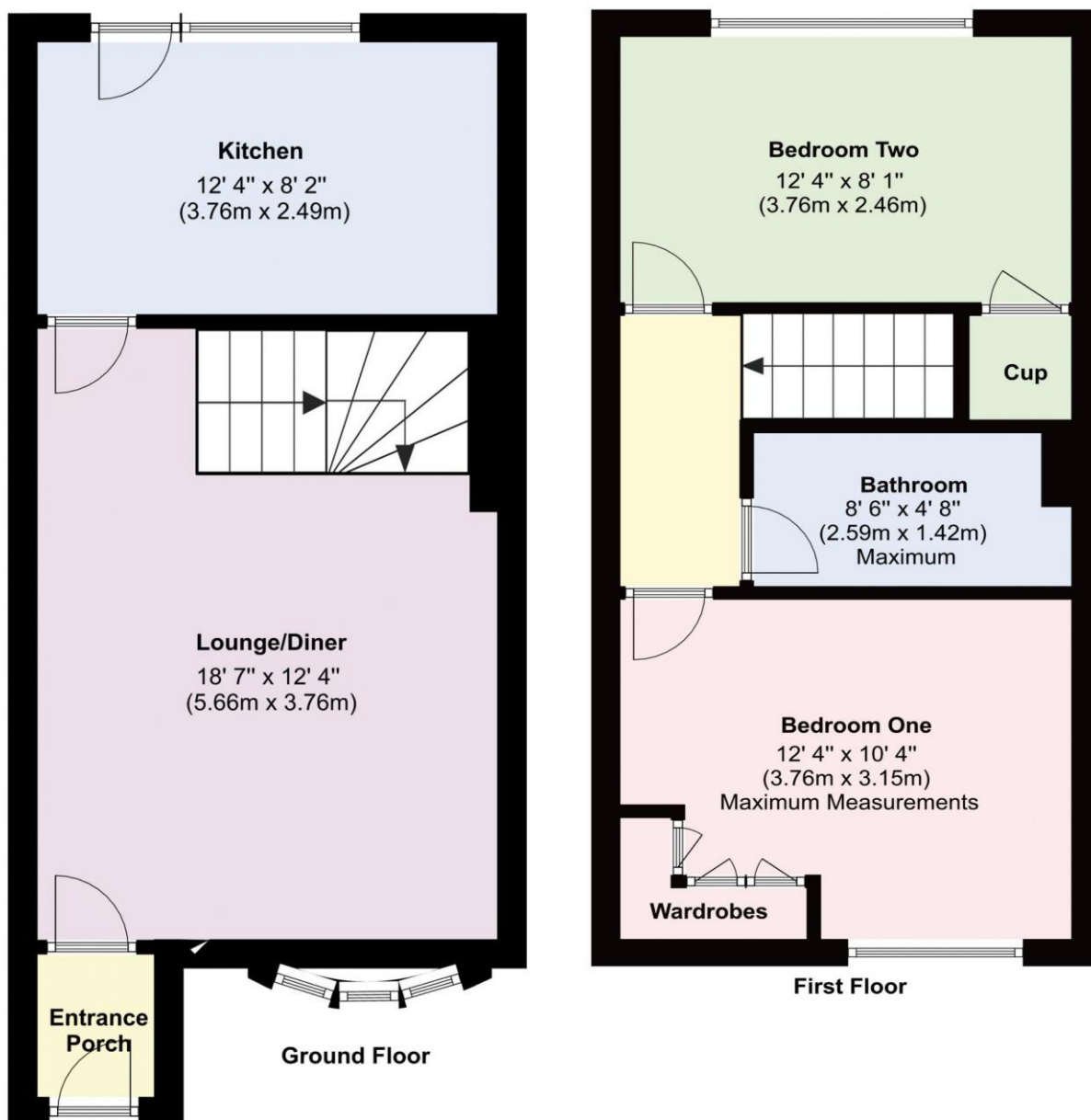
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Property Reference: P2816

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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:-

UPVC part double glazed front door into:

Entrance Porch:-

4' 5" x 3' 3" (1.35m x 0.99m)

Coving to flat ceiling. Glazed internal door to:

Lounge/Diner:-

18' 7" x 12' 4" (5.66m x 3.76m)

UPVC double glazed bow window to front elevation, TV aerial point, stairs to first floor, under stairs cupboard, space for table and chairs, radiator, and coving to flat ceiling.



Kitchen:-

12' 4" x 8' 2" (3.76m x 2.49m)

UPVC double glazed window and part double glazed door overlooking and accessing the rear garden, fitted range of matching modern base, eye level and larder style soft close units, roll top worksurfaces, one and a half stainless steel sink unit with mixer tap, part tiled walls, built-in oven with five ring gas hob above and extractor over, space and plumbing for washing machine, wall mounted gas central heating boiler, radiator and flat ceiling.



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First Floor Landing:-

Coving to flat ceiling and access to loft. Doors to:

Bedroom One:-

12' 4" x 10' 4" (3.76m x 3.15m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in bedroom furniture (to remain), TV aerial point and coving to textured ceiling.



Bedroom Two:-

12' 4" x 8' 1" (3.76m x 2.46m)

UPVC double glazed window to rear elevation overlooking the garden, built-in over stairs storage cupboard, radiator and coving to textured ceiling.

Bathroom:-

8' 6" x 4' 8" (2.59m x 1.42m) Maximum Measurements

White suite comprising: panelled bath with mixer tap, separate Triton shower unit over, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, radiator, extractor and flat ceiling with spotlighting inset.



Outside:-

Shingle low maintenance front garden and rear access leads to garage/workshop in block.

Rear Garden:-

West Facing, enclosed, patio area for entertaining purposes, lawn, shrub borders and wooden gate to rear for pedestrian access.



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