

£325,000

SEDGEFIELD CLOSE, PORTSMOUTH, PO6 4RG



- Three Bedrooms
- Entrance Lobby
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen/Breakfast Room
- Sun Room
- Shower Room
- Gas Central Heating & Double Glazed Windows
- Established Corner Plot & Enclosed Rear Gardens
- Off Street Parking
- 16' x 8'9 Garage/Workshop
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

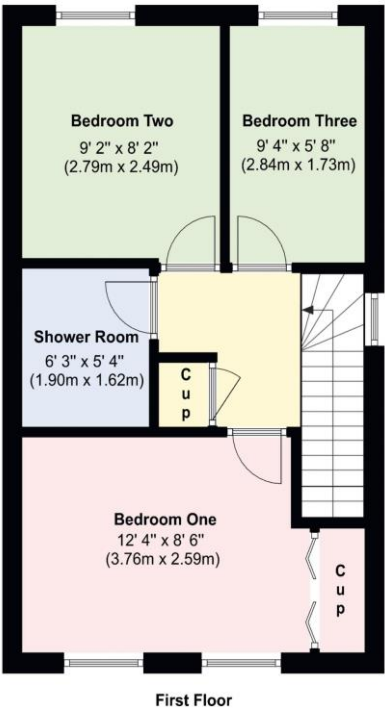
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Property Reference: P2822

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



The Accommodation Comprises:-

Part double glazed composite front door into:

Entrance Lobby:-

Radiator with decorative cover, coving to textured ceiling and glazed door to lounge. Further door to:

Downstairs Cloakroom:-

6' 1" x 3' 0" (1.85m x 0.91m)

Opaque UPVC double glazed window to front elevation, suite comprising: close coupled WC, wall mounted wash hand basin with tiled splashback, radiator, built-in storage cupboard and coving to textured ceiling.



Lounge:-

15' 4" x 14' 3" Into Recess (4.67m x 4.34m) Maximum Measurements

UPVC double glazed window to front elevation, two radiators, TV aerial point, stairs to first floor, feature fireplace and coving to textured ceiling. Double opening doors to:



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Kitchen/Breakfast Room:-

14' 3" x 9' 4" (4.34m x 2.84m)

UPVC double glazed window to rear elevation, re-fitted range of matching modern base, carousel, eye level storage units, pull out larder sections, work top incorporating a breakfast bar, single bowl sink unit with mixer tap, part tiled walls, built-in oven with hob above and concealed extractor over, space and plumbing for dishwasher, space for fridge/freezer, kickboard heater, wood effect laminate flooring, additional matching units, further worktop and coving to flat ceiling. UPVC double glazed doors to:



Sun Room:-

13' 4" x 11' 5" (4.06m x 3.48m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, tiled flooring, space for table and chairs, utility section with space and plumbing for washing machine, worktop and insulated vaulted ceiling.



First Floor Landing:-

UPVC double glazed window to side elevation, built-in storage cupboard housing the replacement gas central heating boiler and coving to textured ceiling with access to loft via fitted ladder. Doors to:

Bedroom One:-

12' 4" x 8' 6" (3.76m x 2.59m)

Two UPVC double glazed windows to front elevation, radiator, built-in wardrobe, bedroom furniture (to remain) and coving to textured ceiling.

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Bedroom Two:-
9' 2" x 8' 2" (2.79m x 2.49m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in bedroom furniture (to remain), wood effect laminate flooring and coving to textured ceiling.



Bedroom Three:-
9' 4" x 5' 8" (2.84m x 1.73m)

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



Shower Room:-
6' 3" x 5' 4" (1.90m x 1.62m)

White suite comprising: corner shower cubicle, WC with concealed cistern and shelf above, wash hand basin inset vanity unit with further matching integrated storage to side, tiled walls, fitted mirror, chrome heated towel rail, extractor and textured ceiling with spotlighting inset.



Outside:-

Corner plot garden to front and side which is mainly laid to lawn with mature hedging and shrubs. Driveway for off street parking leads to:

Garage/Workshop:-
16' 0" x 8' 9" (4.87m x 2.66m)

Up and over, power connected and courtesy door to garden.

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Rear Garden:-

Enclosed, low maintenance, patio area for entertaining purposes, further shrub borders, power sockets and water tap.



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