

£350,000

PORTOBELLO GROVE, PORTCHESTER, PO16 8HU



- Three Bedrooms
- Entrance Hallway
- Lounge
- Conservatory
- Fitted Kitchen
- Bedroom Two/Dining Room)
- Ground Floor Bathroom
- First Floor Cloakroom
- Gas Central Heating & Double Glazed Windows
- Established West Facing Garden
- Off Street Parking & Driveway
- Detached Garage/Workshop

## Portchester Office

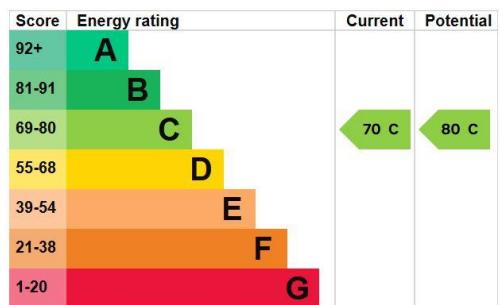
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Property Reference: P2824

Council Tax Band: D



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



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## The Accommodation Comprises:-

Covered entrance with outside light and UPVC part double glazed door into:

### Entrance Hall:-

Return stairs to the first floor, radiator, flat and sloping ceiling, engineered wooden flooring, dado rail and under stairs cupboard housing meters,. Doors to:



### Lounge:-

13' 8" x 11' 9" (4.16m x 3.58m) Maximum Measurements

Feature fireplace with tiled inset and hearth, TV aerial point, radiator, dado rail, wall lights and coving to textured ceiling. UPVC double glazed doors with matching side panels to:



### Conservatory:-

10' 5" x 8' 9" (3.17m x 2.66m)

UPVC double glazed windows and doors overlooking and accessing the raised decking and rear garden, radiator, tiled flooring and wall lights.



### Kitchen:-

11' 4" x 8' 3" (3.45m x 2.51m)

Two UPVC double glazed windows to the side elevation, fitted range of matching base and eye level storage units, roll top worksurfaces, one and half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, five ring gas hob with extractor canopy above, space and plumbing for washing machine and slimline dishwasher, space for tall fridge/freezer, radiator, wall mounted gas central heating boiler, coving to flat ceiling with spotlighting inset and UPVC part double glazed door to raised decking and garden.

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### Bedroom Two/Dining Room:-

12' 8" Into Part Bay x 10' 3" (3.86m x 3.12m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator, continuation of engineered wooden flooring, dado rail and coving to textured ceiling.



### Bathroom:-

7' 9" x 5' 6" (2.36m x 1.68m)

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath with mixer tap, rainwater shower and hand held shower attachment, shower screen, wall mounted wash hand basin with mixer tap, close coupled WC, part tiled walls, radiator and coving to flat ceiling.



### First Floor Landing:-

UPVC double glazed window to side elevation, flat and sloping ceiling, dado rail and access to loft. Doors to:

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## Bedroom One:-

16' 2" x 11' 5" (4.92m x 3.48m) Maximum Measurements

A dual aspect room with UPVC double glazed windows to front and rear elevations, flat and sloping ceiling, radiator and dado rail.



## Bedroom Three:-

9' 4" x 8' 8" (2.84m x 2.64m) Maximum Measurements

UPVC double glazed window to rear elevation, flat and sloping ceiling, radiator and access to eaves storage.



## Cloakroom:-

5' 8" x 3' 6" (1.73m x 1.07m)

Double glazed Velux window to front elevation, close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, flat and sloping ceiling, radiator and access to eaves storage.



## Outside:-

Off street parking available to front with pine cones and shrub border. A driveway to the side leads to the detached garage/workshop with up and over door, power connected and side courtesy door to garden.



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## Rear Garden:-

West facing, established, raised decking for entertaining purposes with views towards Portsmouth Harbour, lawn with raised sleeper beds and shrubs inset, two water taps, greenhouse (to remain), further shingled seating area and wooden gate gives access to driveway.



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