

OFFERS IN EXCESS OF £450,000

CASTLE STREET, PORTCHESTER, PO16 9PY



- Three Bedrooms
- Entrance Hallway
- Lounge
- Kitchen/Dining/Family Room
- Separate Utility/Cloakroom
- Modern Bath/Shower Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Generous West Facing Garden
- Garage/Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

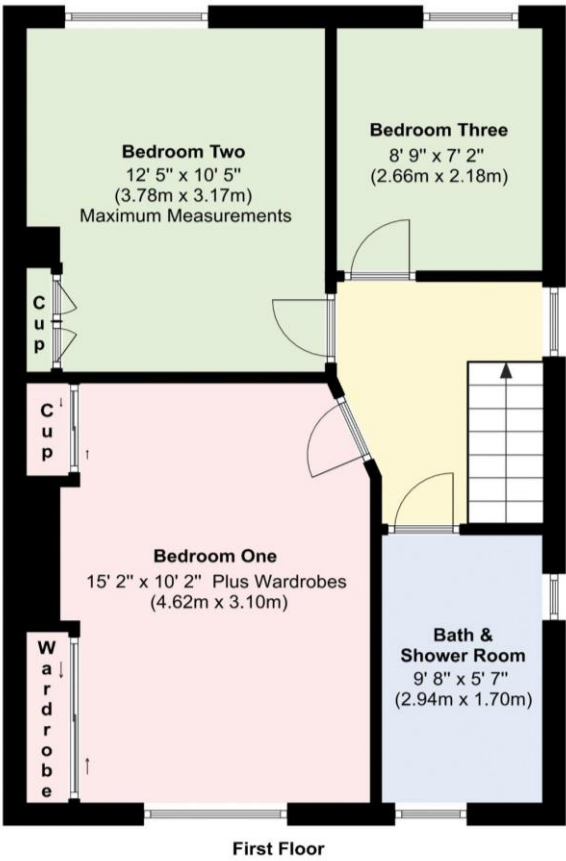
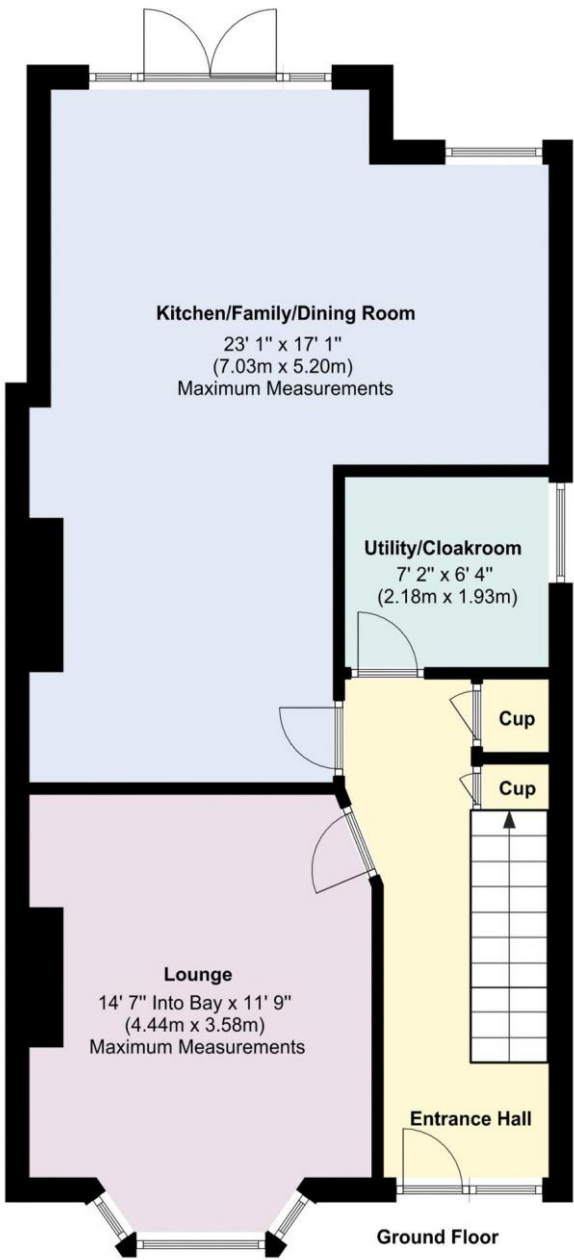
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Property Reference: P2828

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 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 with matching side panel into:

Entrance Hall:-

Stairs to first floor, picture rail, radiator, wood effect laminate flooring, flat ceiling, under stairs storage cupboard housing gas central heating boiler and further cupboard housing meters. Doors to:



Lounge:-

14' 7" Into Bay x 11' 9" (4.44m x 3.58m) Maximum Measurements

UPVC double glazed bay window to front elevation, picture rail, feature fireplace recess, TV aerial point, radiator and flat ceiling.



Kitchen/Dining/Family Room:-

23' 1" x 17' 1" (7.03m x 5.20m) Maximum Measurements



Family/Dining Area:-

UPVC double glazed patio doors with matching side panels overlooking and accessing the rear garden, space for table and chairs, two radiators, TV aerial point, wood effect laminate flooring and flat ceiling.

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Kitchen Area:-

UPVC double glazed window to rear elevation, modern range of matching base, eye level and glass display units, worksurfaces with matching upstands incorporating breakfast bar, single bowl sink unit with mixer tap, part tiled walls, space for range style cooker with extractor hood above, space and plumbing for dishwasher, space for tall fridge freezer, smoke detector, continuation of wood effect laminate flooring and flat ceiling.



Utility/Cloakroom:-

7' 2" x 6' 4" (2.18m x 1.93m)

Obscure UPVC double glazed window to side elevation, base unit, work surface with matching upstands, space and plumbing for washing machine, space for tumble dryer, radiator, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC and flat ceiling.



First Floor Landing:-

UPVC double glazed window to side elevation, modern vertical radiator, flat ceiling and access to part boarded loft. Doors to:

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Bedroom One:-

15' 2" x 10' 2" Plus Wardrobes (4.62m x 3.10m)

UPVC double glazed window to front elevation, radiator, TV aerial point, sliding doors to built-in wardrobes and flat ceiling.



Bedroom Three:-

8' 9" x 7' 2" (2.66m x 2.18m)

UPVC double glazed window to rear elevation overlooking the garden, TV aerial point, radiator and flat ceiling.



Bedroom Two:-

12' 5" x 10' 5" (3.78m x 3.17m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, built-in cupboard, TV aerial point, radiator and flat ceiling.

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Bath & Shower Room:-

9' 8" x 5' 7" (2.94m x 1.70m)

Opaque UPVC double glazed windows to side and front elevation, suite comprising: panelled bath with side mixer tap and handheld shower attachment, shower cubicle with rainwater shower and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, ladder style heated towel rail and flat ceiling.



Outside:-

Ample block paved off street parking for numerous vehicles, raised sleeper flower bed. Side pedestrian access and wooden gate leads to:



Rear Garden:-

West facing, enclosed, patio area with space for table and chairs, water tap, remainder laid to lawn, further covered patio area to rear for entertaining purposes and brick-built out building with window. Further wooden gate leads to:



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Garage/Workshop:-

Accessed via Sunningdale Road with up and over door and power connected.

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