

£360,000

THE DOWNSWAY, PORTCHESTER, PO16 8NU



- Three Bedrooms
- Entrance Hallway
- Lounge
- Open Plan Fitted Kitchen/Dining/Family Room
- Modern Family Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Block Paved Off Street Parking
- Generous West Facing Rear Garden
- Central Location

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Property Reference: P2830

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 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:-

Covered storm porch with wooden front door and matching side panels into:

Entrance Hall:-

Stairs to first floor, radiator with decorative cover, engineered wooden flooring, under stairs storage cupboard housing meters and coving to flat ceiling. Doors to:

Lounge:-

13' 7" Into Part Bay x 11' 1" (4.14m x 3.38m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator, TV aerial point, wall lights and coving to flat ceiling.



Kitchen/Dining/Family Room:-

19' 2" x 17' 2" (5.84m x 5.23m) Maximum Measurements

Two UPVC double glazed windows and part double glazed door overlooking and accessing the rear garden, extensive fitted range of modern base and eye level, glass display and larder style soft close units, wooden worktops with matching upstands, butler sink with mixer tap, range style cooker (to remain) with splashback and extractor canopy above, integrated dishwasher and washing machine, built-in under counter fridge and separate freezer, contemporary vertical radiator, continuation of engineered wooden flooring, space for table and chairs, seating area and coving to flat ceiling with spotlighting inset.



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First Floor Landing:-

Coving to flat ceiling and access to loft via fitted ladder. Doors to:

Bedroom One:-

13' 8" Into Part Bay x 8' 8" (4.16m x 2.64m)

UPVC double glazed part bay window to front elevation, sliding doors to built-in wardrobes incorporating hanging and shelving space, radiator and coving to flat ceiling.



Bedroom Two:-

12' 5" x 10' 3" (3.78m x 3.12m)

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

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Bedroom Three:-

8' 8" Into Recess x 5' 9" (2.64m x 1.75m) Maximum Measurements

UPVC part bay double glazed window to front elevation, radiator and flat ceiling.



Outside:-

Block paved off street parking available to front of property with slate chipped borders.

Rear Garden:-

West facing, generous size, enclosed, patio area for entertaining purposes, water tap, remainder laid to lawn, outbuilding housing gas central heating boiler, shrub borders, mature hedging and wooden gate to rear for pedestrian access.



Bathroom:-

6' 4" x 6' 3" (1.93m x 1.90m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: panelled bath with mixer tap, handheld shower attachment and rainwater shower unit above, shower screen, wash hand basin inset vanity unit with mixer tap, close coupled WC, part tiled walls, chrome heated towel rail and flat ceiling.



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