

£298,000

ELEANORS WOOD, UPPER CORNAWAY LANE, PO16 8TA



- Two Double Bedrooms
- Entrance Hall & Cloakroom
- Dual Aspect Lounge/Diner
- Fitted Kitchen
- Separate Utility Area
- En-Suite Shower Room
- En Suite Bathroom
- Gas Central Heating
- Double Glazed Windows
- Block Paved Off Street Parking
- Detached Garage/Workshop
- Low Maintenance Gardens

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

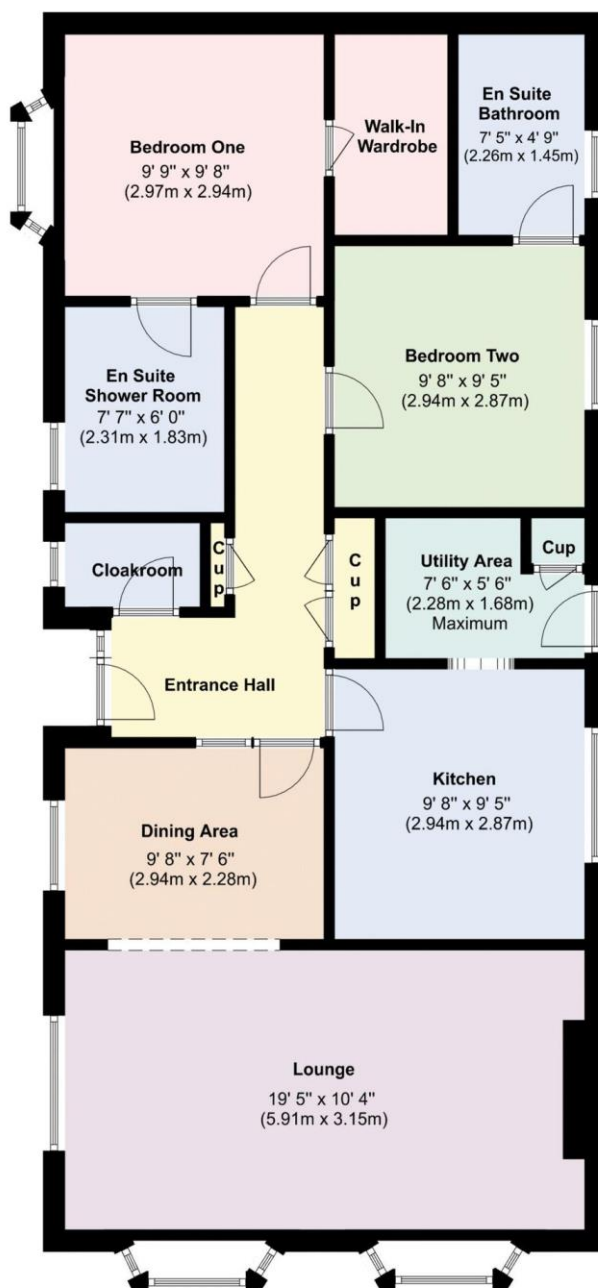
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Property Reference: P2834

Awaiting EPC

Council Tax Band: B

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



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The Accommodation Comprises:-

Covered entrance with UPVC part double glazed front door and matching side panel into:

Entrance Hall:-

Radiator, dado rail, two built-in storage cupboards and textured ceiling. Doors to:

Cloakroom:-

5' 1" x 3' 1" (1.55m x 0.94m)

Opaque UPVC double glazed window to side elevation, white suite comprising: close coupled WC, wall mounted wash hand basin with tiled splashback, radiator, extractor fan and coving to textured ceiling.



Lounge/Diner:-

19' 5" x 18' 0" (5.91m x 5.48m) Maximum Measurements



Lounge Area:-

19' 5" x 10' 4" (5.91m x 3.15m)

Dual aspect room with UPVC double glazed windows to front and side elevations, two radiators, feature fireplace with tiled hearth, TV aerial point, dado rail and coving to textured ceiling. Walkway to:



Dining Area:-

9' 8" x 7' 6" (2.94m x 2.28m)

UPVC double glazed window to side elevation and further glazed window to hallway, radiator, space for table and chairs, dado rail and coving to flat ceiling. Door to:



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Kitchen:-

9' 8" x 9' 5" (2.94m x 2.87m)

UPVC double glazed window to side elevation, fitted range of matching base, eye level and glass display units, roll top work surfaces with matching upstands, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with induction hob above and extractor over, space and plumbing for dishwasher, recess for American style fridge/freezer and coving to textured ceiling with spotlighting inset. Archway to:



Utility Area:-

7' 6" x 5' 6" (2.28m x 1.68m) Maximum Measurements

Further selection of matching base and eye level storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, space and plumbing for washing matching, space for tumble dryer, built-in storage cupboard housing the replacement gas central heating boiler, coving to textured ceiling with spotlighting inset and UPVC part double glazed door leading to the driveway.



Bedroom One:-

9' 9" x 9' 8" (2.97m x 2.94m)

UPVC double glazed bow window to side elevation, radiator, walk-in wardrobe with shelving and hanging space and coving to textured ceiling. Door to:



En Suite Shower Room:-

7' 7" x 6' 0" (2.31m x 1.83m)

Opaque UPVC double glazed window to side elevation, white suite comprising: double length shower cubicle with rainwater shower, handheld shower attachment and waterproof shower wall, close coupled WC, wash hand basin inset vanity unit with mixer tap and splashback, radiator, extractor and coving to textured ceiling.

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Bedroom Two:-

9' 8" x 9' 5" (2.94m x 2.87m)

UPVC double glazed window to side elevation, radiator, built-in bedroom furniture (to remain) and coving to textured ceiling. Door to:



En Suite Bathroom:-

7' 5" x 4' 9" (2.26m x 1.45m)

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled spa bath with mixer tap and handheld shower attachment, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, shaver socket, radiator, extractor and coving to textured ceiling.



Outside:-

Paved front area, block paved driveway leads to detached garage/workshop with up and over door, window and side courtesy door to garden.

Rear Garden:-

Paved, low maintenance, two water taps, outside power sockets and two wooden storage sheds (to remain).



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Agent's Note:-

The site pitch fee for this property is currently £240.17 pcm.

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