

OFFERS IN EXCESS OF £200,000

WICOR MILL LANE, PORTCHESTER, PO16 9EL



- One Double Bedroom
- Entrance Porch
- Lounge
- Fitted Kitchen
- UPVC Conservatory
- Modern Re-Fitted Bathroom
- UPVC Double Glazing
- Electric Heating
- Off Street Parking For Two Cars
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

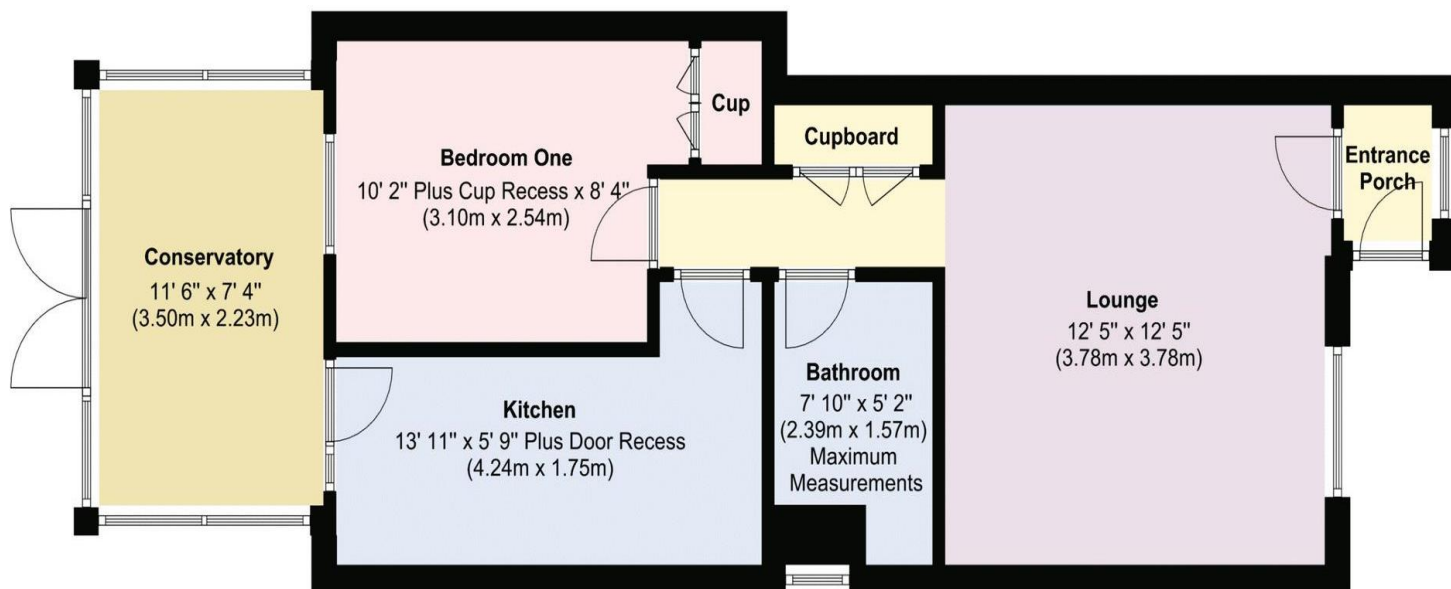
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property Reference: P2835

Council Tax Band: B

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



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The Accommodation Comprises:-

Opaque UPVC part double glazed front door leading to:

Entrance Porch:-

3' 9" x 2' 8" (1.14m x 0.81m)

Opaque UPVC double glazed window to front elevation, tiled floor and flat ceiling. Part double glazed internal door to:

Lounge:-

12' 5" x 12' 5" (3.78m x 3.78m)

UPVC double glazed window to front elevation, electric heater, TV aerial point, wood effect laminate flooring and textured ceiling. Walkway to:



Inner Hallway:-

Continuation of wood effect laminate flooring, textured ceiling and built-in storage/airing cupboard. Doors to:

Kitchen:-

13' 11" x 5' 9" Plus Door Recess (4.24m x 1.75m)

UPVC double glazed window to rear elevation, fitted range of matching base, eye level and larder style storage units, roll top work surfaces, single bowl stainless steel sink, part tiled walls, built-in oven, with hob above and extractor canopy over, space and plumbing for washing machine, recess for tall fridge/freezer and textured ceiling. UPVC part double glazed door to:



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Conservatory:-

11' 6" x 7' 4" (3.50m x 2.23m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, electric heater, power connected and wood effect laminate flooring.

Bedroom:-

10' 2" Plus Wardrobe Recess x 8' 4" (3.10m x 2.54m)

UPVC double glazed window to rear elevation, electric heater, built-in wardrobe and textured ceiling.

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Bathroom:-

7' 10" x 5' 2" (2.39m x 1.57m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, white suite comprising: modern white suite comprising: panelled bath with Infinity mixer tap and Aqualisa rainwater electric shower unit over with handheld shower attachment, shower screen, WC with concealed cistern, wash hand basin atop vanity unit with mixer tap and storage below, chrome heated towel rail, tiled walls and flat ceiling.



Outside:-

Off street parking available for two vehicles. Wooden gate to rear gives pedestrian access to:



Rear Garden:-

Enclosed, patio for entertaining purposes, remainder laid to lawn and wooden shed (to remain).



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View From The Foreshore:-



Agent's Note:-

The lease on this property is 999 years from 1st January 1980 and the ground rent is peppercorn.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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