

£369,950

MORAUNT DRIVE, PORTCHESTER, PO16 9EF



- Three Bedrooms
- Entrance Lobby
- Lounge
- Dining Area
- Fitted Kitchen
- Sun Room
- Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Enclosed South Facing Garden
- 11' x 7' Insulated Office/Studio Outbuilding

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

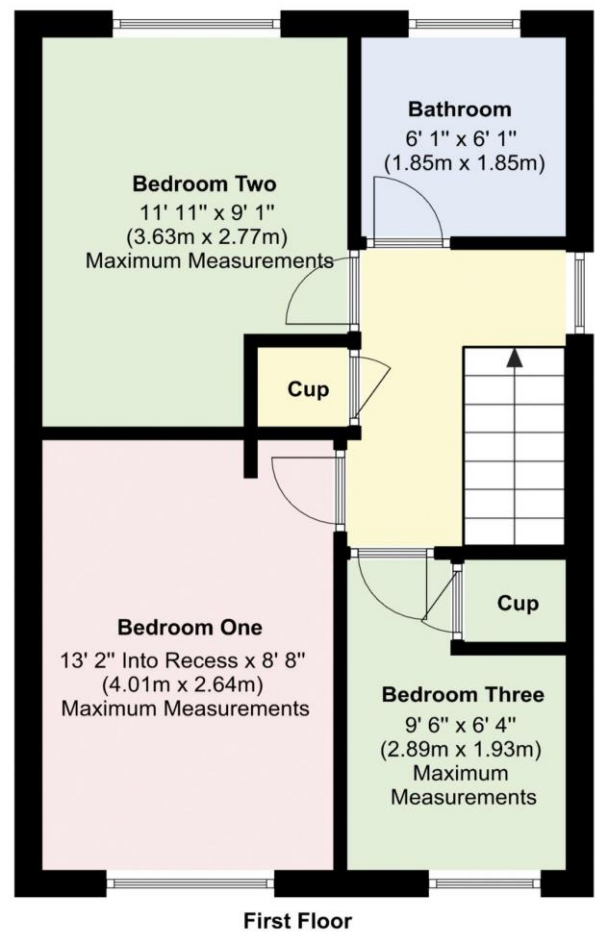
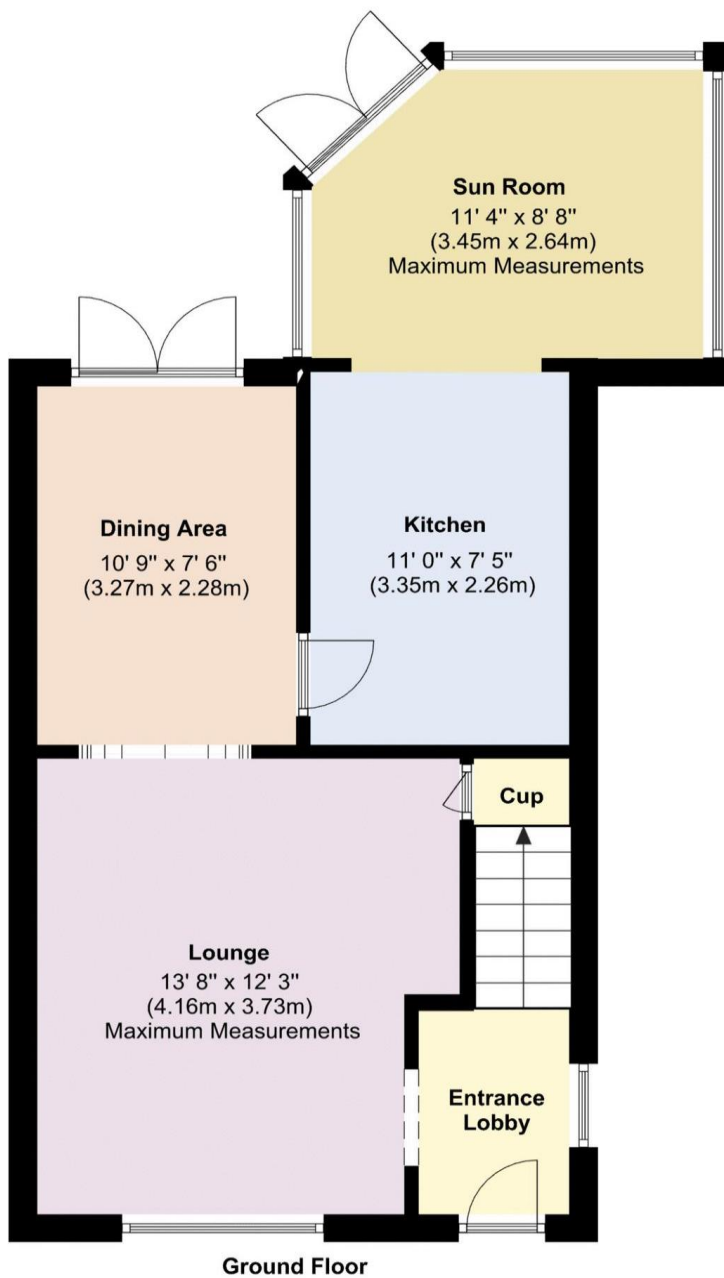
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2836

Council Tax Band: C

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



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The Accommodation Comprises:-

Covered entrance with quarry tiled flooring and opaque part double glazed composite door into:

Entrance Lobby:-

UPVC double glazed window to side elevation, stairs to first floor, radiator, tiled flooring and coving to textured ceiling. Walkway to:

Lounge:-

13' 8" x 12' 3" (4.16m x 3.73m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, TV aerial point, under stairs storage cupboard, oak laminate flooring and coving to textured ceiling. Archway to:



Dining Area:-

10' 9" x 7' 6" (3.27m x 2.28m)

UPVC double glazed French doors overlooking and accessing the rear garden, space for table and chairs, fitted display cabinets and shelving (to remain), radiator and coving to textured ceiling. Part glazed oak door to:



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Kitchen:-

11' 0" x 7' 5" (3.35m x 2.26m)

Fitted range of matching solid oak base, eye level, glass display and larder style soft close units, oak worktops, butler sink with mixer tap, part tiled walls, built-in oven, five ring gas hob, space for microwave, recess for tall fridge/freezer, space and plumbing for washing machine, integrated slimline dishwasher, wall mounted replacement gas central heating boiler, wood effect laminate flooring and flat ceiling with spotlighting inset. Walkway to:



Sun Room:-

11' 4" x 8' 8" (3.45m x 2.64m) Maximum Measurements

UPVC double glazed windows and French doors overlooking and accessing the rear garden, space for table and chairs or seating, radiator and continuation of wood effect laminate flooring.



First Floor Landing:-

UPVC double glazed window to side elevation, exposed wooden floorboards, built-in airing cupboard, coving to textured ceiling and access to boarded loft with light connected and fitted ladder. Oak doors to:

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Bedroom One:-

13' 2" Into Recess x 8' 8" (4.01m x 2.64m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, exposed wooden floorboards, wardrobe recess and coving to textured ceiling.



Bedroom Two:-

11' 11" x 9' 1" (3.63m x 2.77m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, radiator, exposed wooden floorboards and coving to textured ceiling.



Bedroom Three:-

9' 6" x 6' 4" (2.89m x 1.93m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, exposed wooden floorboards, built-in storage cupboard and coving to textured ceiling.



Bathroom:-

6' 1" x 6' 1" (1.85m x 1.85m)

Opaque UPVC double glazed window to rear elevation, white suite comprising: P-shaped panelled bath with mixer tap and shower over, curved shower screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, tiled walls, chrome heated towel rail, tiled flooring and flat ceiling with spotlighting inset.



Outside:-

Open plan front garden laid to lawn with mature shrubs and driveway to side for off street parking. Secure wooden gate leads to:

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Rear Garden:-

South facing, enclosed, patio, covered seating area for entertaining purposes, water tap, outside power sockets, lean-to storage area to side and 11' 0" x 7' 0" (3.35m x 2.13m) insulated wooden office/studio with power connected.



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