

GUIDE PRICE £300,000-£325,000

GRINDLE CLOSE, PORTCHESTER, PO16 8EF



- Four Bedrooms
- Entrance Hallway
- Downstairs Cloakroom
- Open Plan Fitted Kitchen/Diner/Lounge
- First Floor Bathroom
- En-Suite Shower Room
- Double Glazed Windows
- Gas Central Heating
- Enclosed South Facing Garden
- Views Towards Portsmouth Harbour
- Garage Rented From Fareham Council

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

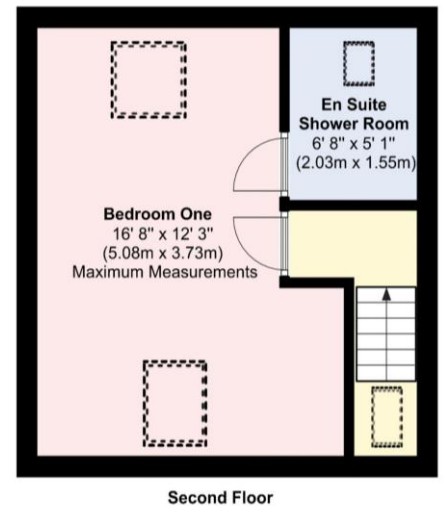
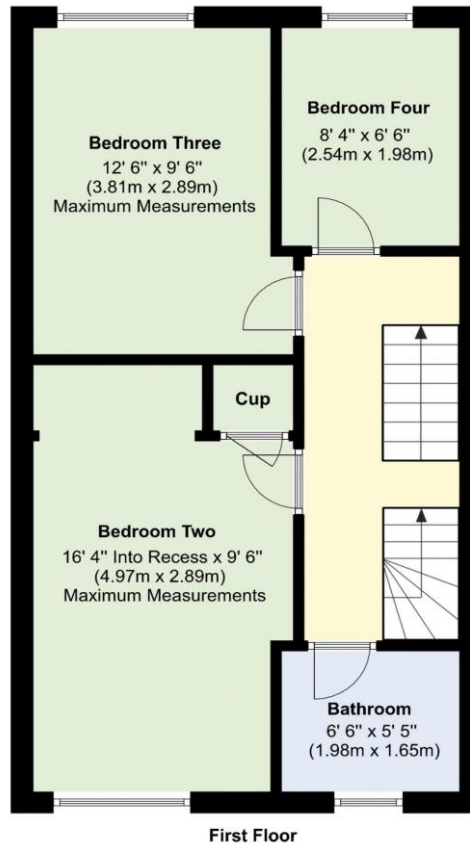
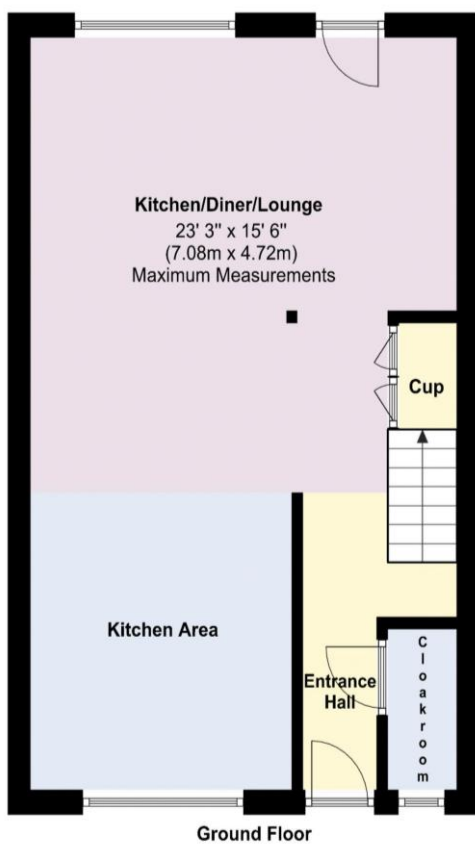
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference : P2832

Council Tax Band: B

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



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The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Hall:-

Walkway to open plan kitchen/dining/lounge area and flat ceiling with spotlighting inset. Door to:

Downstairs Cloakroom:-

5' 4" x 2' 6" (1.62m x 0.76m)

Opaque UPVC double glazed window to front elevation, suite comprising: close coupled WC, wash hand basin inset vanity unit with mixer tap, radiator, wooden panelling to walls and flat ceiling.



Kitchen/Diner/Lounge:-

23' 3" x 15' 6" (7.08m x 4.72m) Maximum Measurements



Kitchen Area:-

UPVC double glazed window to front elevation overlooking the playing field, fitted range of modern matching base, eye level and larder style soft close storage units incorporating pull out drawer sections and underlighting to wall units, worktops with matching upstands, one and half bowl sink unit with mixer hot tap, built-in eye level oven and grill with microwave above, induction hob with concealed extractor over, cupboard housing gas central heating boiler, integrated dishwasher, matching cupboard with space and plumbing for washing matching and space for tumble dryer, recess for American style fridge/freezer, kickboard lighting and flat ceiling with spotlighting inset.



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Lounge/Dining Area:-

Open plan, UPVC double glazed window and door overlooking and accessing the rear garden enjoying views towards Portsmouth harbour, stairs to first floor with glass balustrade and bespoke under stairs cupboards, space for table and chairs, two contemporary vertical radiators, TV aerial point and continuation of flat ceiling with spotlighting inset.



First Floor Landing:-

Return stairs to second floor and flat ceiling. Doors to:

Bedroom Two:-

16' 4" Into Recess x 9' 6" (4.97m x 2.89m) Maximum Measurements

UPVC double glazed window to front elevation overlooking playing field, radiator, built-in cupboard, wardrobe recess and coving to textured ceiling.



Bedroom Three:-

12' 6" x 9' 6" (3.81m x 2.89m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsmouth harbour, radiator and textured ceiling.



Bedroom Four:-

8' 4" x 6' 6" (2.54m x 1.98m)

UPVC double glazed window to rear elevation overlooking the garden and with views towards Portsmouth harbour, radiator and textured ceiling.

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Bathroom:-

6' 6" x 5' 5" (1.98m x 1.65m)

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, heated towel rail, tiled walls and textured ceiling.



Second Floor Landing:-

Flat and sloping ceiling with double glazed Velux window to front elevation. Door to:

Bedroom One:-

16' 8" x 12' 3" (5.08m x 3.73m) Maximum Measurements

Dual aspect room with Velux windows to front and rear elevations with views towards Portsmouth harbour, flat and sloping ceiling with spotlighting inset, radiator and access to eaves storage. Door to:



En Suite Shower Room:-

6' 8" x 5' 1" (2.03m x 1.55m)

Velux window to rear elevation with views towards Portsmouth harbour, suite comprising: shower cubicle, pedestal wash hand basin with mixer tap, close coupled WC, chrome heated towel rail, flat and sloping ceiling with spotlighting inset, extractor, towel rail and tiled walls.



Outside:-

Open plan front garden laid to lawn overlooking the playing field.

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Rear Garden:-

South facing with views towards Portsmouth harbour, enclosed, split level, patio area for entertaining purposes, outside light and power sockets, storage shed, steps lead to lawn section with shrub borders and wooden gate gives pedestrian access.



Agent's Note:-

The property is non-standard construction so please contact the office for further details and there is a garage available to rent from Fareham Borough Council.

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