

£350,000

LONSDALE AVENUE, PORTCHESTER, PO16 9NP



- Three Bedrooms
- Entrance Hallway
- Lounge Area
- Fitted Kitchen/Diner Overlooking The Garden
- Ground Floor Shower Room
- En-Suite Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Off Street Parking
- Enclosed Rear Garden
- No Onward Chain

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: P2839

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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 entrance with UPVC part double glazed door into:

Entrance Hall:-

Engineered wooden flooring, radiator and coving to flat ceiling. Part glazed internal door to:

Inner Lobby:-

UPVC double glazed window to front elevation with fitted shutter blinds and views towards Portsmouth Harbour, stairs to first floor, under stairs storage cupboard, engineered wooden flooring and coving to flat ceiling.



Lounge:-

10' 3" x 10' 0" (3.12m x 3.05m) Maximum Measurements

TV aerial point, radiator and coving to flat ceiling. Walkway to:



Kitchen/Diner:-

17' 11" x 9' 5" (5.46m x 2.87m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, fitted range of matching base, eye level and larder style soft closed units incorporating corner carousel units, work tops with matching upstands and splashback, one and a half bowl sink unit with mixer tap, two built-in eye level ovens, five ring gas hob with extractor canopy, space and plumbing for dishwasher and concealed washing machine, integrated under counter fridge, further storage units, space for table and chairs and coving to flat ceiling with spotlighting and skylight inset.



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Bedroom Two:-

13' 5" x 9' 9" (4.09m x 2.97m) Maximum Measurements

UPVC double glazed part bay window to front elevation with fitted shutter blinds and views towards Portsmouth Harbour, radiator, engineered wooden, flooring, chimney breast with wood burner and coving to flat ceiling.



First Floor Landing:-

Flat and sloping ceiling. Doors to:

Bedroom One:-

18' 8" x 10' 3" (5.69m x 3.12m) Maximum Measurements

Dual aspect room with UPVC double glazed windows to front and rear elevations with views towards Portsmouth Harbour, two radiators, TV aerial point and coving to flat ceiling. Door to:

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Bedroom Three:-

11' 4" x 9' 1" (3.45m x 2.77m) Maximum Measurements

UPVC double glazed sliding patio door and Juliet balcony overlooking the garden, radiator and coving to flat ceiling.



Outside:-

Block paved off street parking. Side access via wooden gate leads to:



Rear Garden:-

Patio area for entertainment purposes, water tap, lawned area with raised borders, two sheds and summer house (to remain).



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