

£359,995

COLINTON AVENUE, PORTCHESTER, PO16 8LP



- Two Double Bedrooms
- Entrance Hallway
- Lounge
- Fitted Kitchen
- Separate Utility Room
- Conservatory
- Enclosed West Facing Garden
- Modern Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Detached Garage/Workshop

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

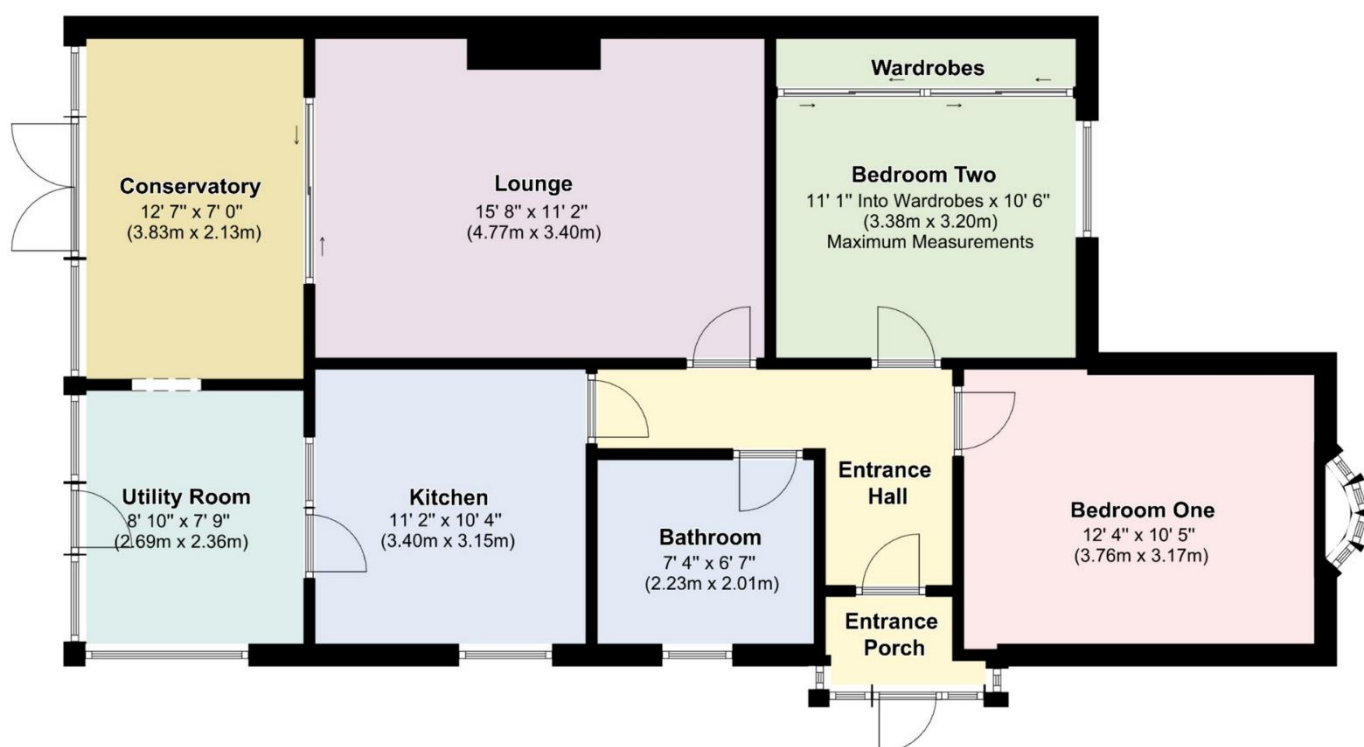
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2840

Council Tax Band: D

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



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The Accommodation Comprises:-

UPVC part double glazed door into:

Entrance Porch:-

Further wooden door to:

Entrance Hall:-

Radiator, wooden parquet flooring, picture rail, textured ceiling with access to loft via fitted telescopic ladder. Doors to:

Lounge:-

15' 8" x 11' 2" (4.77m x 3.40m)

Continuation of wooden parquet flooring, radiator, TV aerial point, picture rail and textured ceiling. UPVC double glazed sliding patio door to:



Conservatory:-

12' 7" x 7' 0" (3.83m x 2.13m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, space for table and chairs if required, tiled flooring and walkway to utility room.



Kitchen:-

11' 2" x 10' 4" (3.40m x 3.15m)

UPVC double glazed window to side elevation, modern range of matching fitted base and eye level soft close units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap and part tiled walls, space for range style cooker with glass splash back and extractor canopy above, wall mounted gas central heating boiler, space for tall fridge/freezer, radiator and tiled flooring. Part glazed wooden stable door with window to side into:

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Utility Room:-
8' 10" x 7' 9" (2.69m x 2.36m)

UPVC double glazed windows and doors overlooking and accessing the rear garden, a further range of matching modern base and larder style storage cupboards, roll top work surfaces, part tiled walls, space and plumbing for washing machine and under counter fridge, tiled flooring.



Bedroom One:-
12' 4" x 10' 5" (3.76m x 3.17m)

UPVC double glazed bow window to front elevation, two radiators, picture rail and textured ceiling.



Bedroom Two:-
11' 1" Into Wardrobes x 10' 6" (3.38m x 3.20m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in part mirror fronted wardrobes, picture rail and textured ceiling.

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Bathroom:-

7' 4" x 6' 7" (2.23m x 2.01m)

Opaque UPVC double glazed window to side elevation, modern white suite comprising: P-shaped panelled bath with mixer tap, shower attachment and shower screen, close coupled WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail, tiled flooring and coving to textured ceiling with extractor.



Outside:-

Off street parking for several vehicles, shingle raised bed and brick retaining wall. Driveway to the side with double opening wrought iron gates lead to:

Detached Garage/Workshop:-

Up and over door, window to rear elevation and power connected.

Rear Garden:-

Enclosed, west facing, patio area for socialising and entertaining purposes, lawn with shrub borders and bushes to side and rear, water tap, further patio area behind garage and wooden shed to remain.



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