

OFFERS IN EXCESS OF £200,000

EXTON GARDENS, PORTCHESTER, PO16 8EB



- Two Double Bedrooms
- Entrance Lobby & Hallway
- Semi Open Plan Lounge/Diner
- Fitted Kitchen
- Modern Shower Room
- UPVC Double Glazed Windows
- Electric Heating
- Allocated Parking Space
- Well Presented Throughout
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

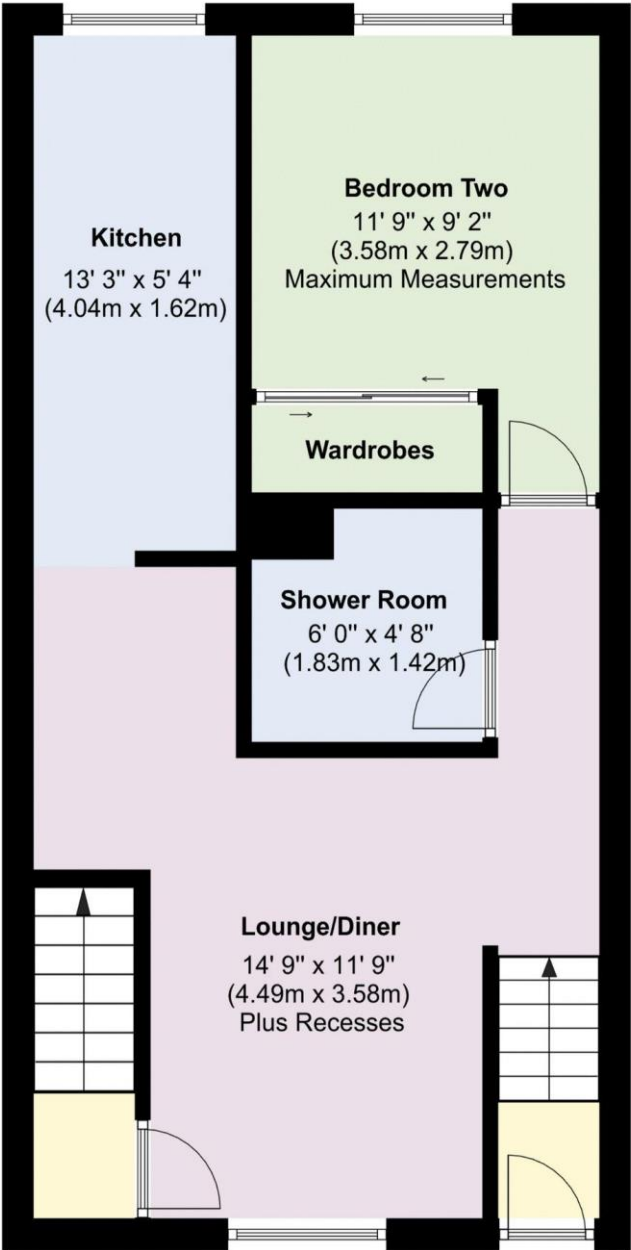
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Property Reference: P2842

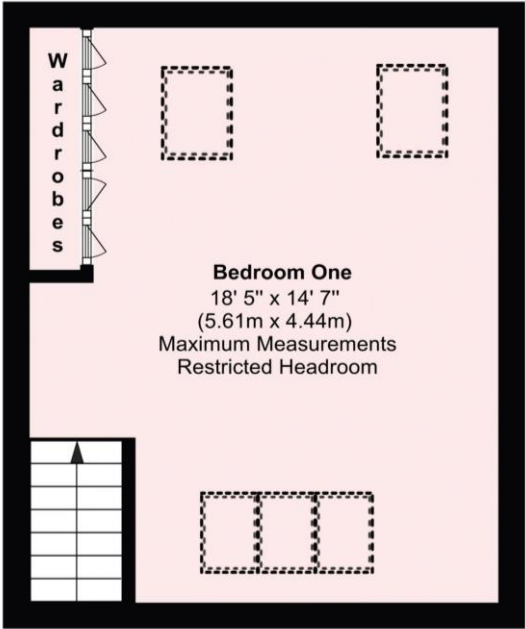
Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



First Floor



Second Floor

The Accommodation Comprises:-

Part double glazed composite front door into:

Entrance Lobby:-

Tiled flooring and stairs leading to:

Entrance Hall:-

Flat ceiling. Doors and walkway to:

Lounge/Diner:-

14' 9" x 11' 9" (4.49m x 3.58m) Plus Recesses

A semi open plan room with UPVC double glazed window to front elevation with views towards Portsmouth Harbour, TV aerial point, electric heater, space for small table and chairs, flat ceiling with spotlighting inset and door to inner lobby with stairs to second floor.



Kitchen:-

13' 3" x 5' 4" (4.04m x 1.62m)

UPVC double glazed window to rear elevation, fitted range of modern base, eye level and larder style soft close units, worksurfaces, single bowl sink unit with mixer tap, part tiled walls, built-in eye level oven and grill, hob with extractor canopy over, built-in fridge/freezer, integrated washing machine and flat ceiling with spotlighting inset.



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Bedroom Two:-

11' 9" x 9' 2" (3.58m x 2.79m) Maximum Measurements

UPVC double glazed window to rear elevation, flat ceiling and sliding door to built-in wardrobe and airing cupboard.



Shower Room:-

6' 0" x 4' 8" (1.83m x 1.42m)

Modern white suite comprising: double shower cubicle with Mira electric shower, wash hand basin with mixer tap, close couple WC, tiled walls with fitted mirror, electric heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.



Second Floor:-

Bedroom One:-

18' 5" x 14' 7" (5.61m x 4.44m) Maximum Measurements, Restricted Headroom

A dual aspect room with double glazed Velux windows to the front and rear elevations with panoramic views towards Portsmouth Harbour, glass and chrome balustrade, flat and slop ceiling with spotlighting inset, electric heater, bespoke built-in wardrobes and feature wall panelling.



Outside:-

Bin store area to front and an allocated parking space.

Agent's Note:-

Lease is 999 years from 25/12/1975 so there is 949 years remaining. The property has peppercorn ground rent and there are no maintenance charges.

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