

Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£295,000

GROVE AVENUE, PORTCHESTER, PO16 9EX



- Two Bedrooms
- Entrance Hallway
- 24' Lounge/Diner
- 19' Fitted Kitchen/Breakfast Room
- Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Off Street Parking
- Garage/Workshop
- Generous West Facing Rear Garden
- No Chain Ahead

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

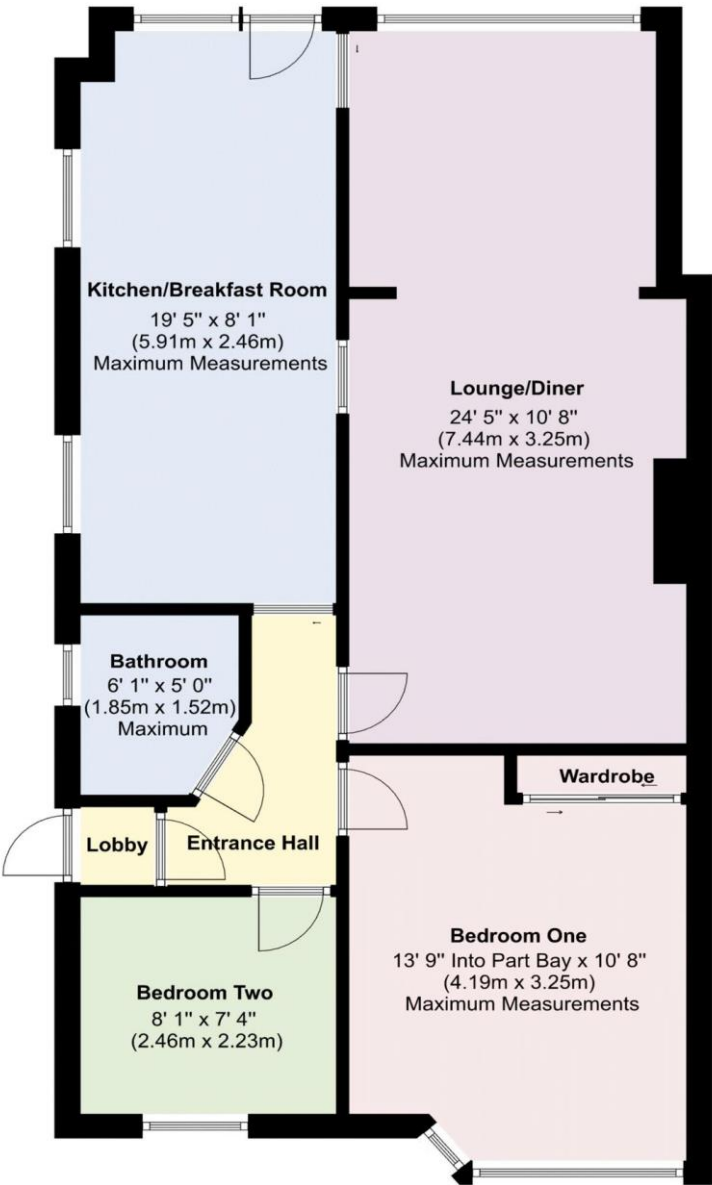


Property Reference: P2843

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



The Accommodation Comprises:-

UPVC part double glazed front door into:

Entrance Lobby:-

Further part double glazed wooden door into:

Entrance Hall:-

Access to loft via fitted ladder. Doors to:

Lounge/Diner:-

24' 5" x 10' 8" (7.44m x 3.25m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden, two radiators, space for table and chairs, TV aerial point, feature tiled fireplace with fitted cupboard to side, picture rail and textured ceiling. Door to:



Kitchen/Breakfast Room:-

19' 5" x 8' 1" (5.91m x 2.46m) Maximum Measurements

A dual aspect room with two UPVC double glazed windows to side and rear elevation, fitted base level, eye level and glass display units, worktops, single bowl stainless steel sink unit, part tiled walls, wall mounted gas central heating boiler, space for cooker, space and plumbing for washing machine, radiator, space for table and chairs, opaque glazed window to lounge and UPVC part double glazed door overlooking and accessing the rear garden.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Bedroom One:-

13' 9" Into Part Bay x 10' 8" (4.19m x 3.25m) Maximum Measurements

UPVC double glazed part bay window to front elevation, radiator, built-in wardrobe, picture rail and curving to ceiling.



Bedroom Two:-

8' 1" x 7' 4" (2.46m x 2.23m)

UPVC double glazed window to front elevation, radiator, picture rail and flat ceiling.



Bathroom:-

6' 1" x 5' 0" (1.85m x 1.52m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, part tiled walls and radiator.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

Outside:-

Off street parking available to the front with a shrub border to side and brick retaining wall. Side access leads to:



Garage/Workshop:-

Double opening wooden doors, window to rear and side courtesy door to garden.

Rear Garden:-

West facing, generous size, enclosed, patio area and a selection of mature trees and shrubs.



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk