

## OFFERS IN EXCESS OF £350,000

WESTFIELD ROAD, PORTCHESTER BORDERS, PO6 4RN



- Three Bedrooms
- Entrance Hall
- Downstairs Cloakroom
- Fitted Kitchen
- Lounge/Diner
- En-Suite To Main Bedroom
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Garage/Workshop
- Enclosed Rear Garden

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

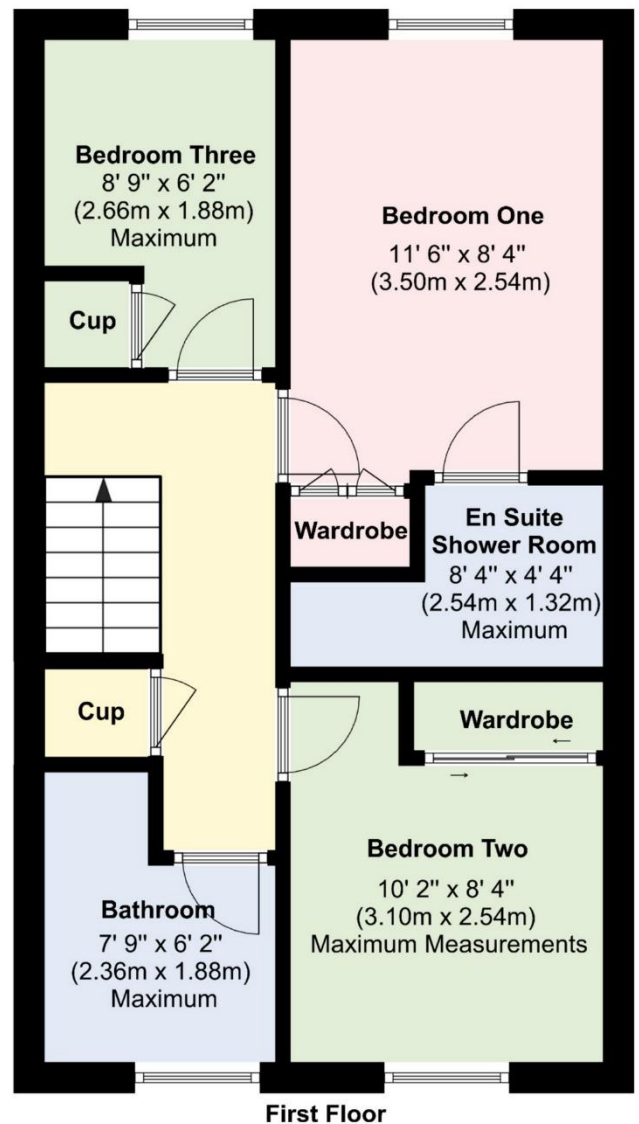
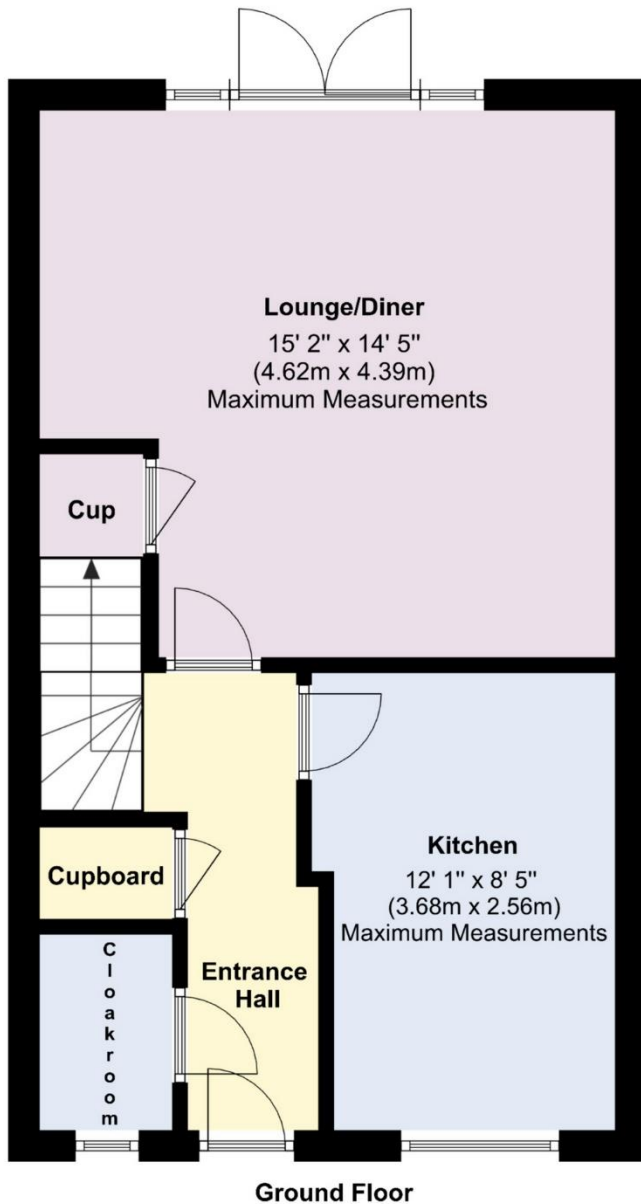
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2845

Council Tax Band: C

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



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## The Accommodation Comprises:-

Part double glazed composite front door into:

### Entrance Hall:-

Stairs to first floor, radiator, built-in storage cupboard, smoke detector and flat ceiling. Doors to:



### Downstairs Cloakroom:-

5' 2" x 3' 6" (1.57m x 1.07m)

Opaque UPVC double glazed window to front elevation, suite comprising: close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, radiator, extractor and flat ceiling.



### Kitchen:-

12' 1" x 8' 5" (3.68m x 2.56m) Maximum Measurements

UPVC double glazed window to front elevation overlooking the open playing field, fitted range of modern matching base and eye level units, work surfaces with matching upstands, single bowl sink unit inset mixer tap and additional filtered water tap, built-in eye level oven, gas hob with stainless steel splashback and extractor canopy above, built-in fridge/freezer, integrated washing machine and slimline dishwasher, matching cupboard housing gas central heating boiler, kickboard heating, radiator and flat ceiling with spotlighting inset.



### Lounge/Diner:-

15' 2" x 14' 5" (4.62m x 4.39m) Maximum Measurements

UPVC double glazed doors with matching side panels overlooking and accessing the rear garden, space for table and chairs, two radiators, under stairs storage cupboard, TV aerial point and flat ceiling with spotlighting inset.

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## First Floor Landing:-

Built-in airing cupboard with storage, radiator, smoke detector, access to loft and flat ceiling. Doors to:

## Bedroom One:-

11' 6" x 8' 4" (3.50m x 2.54m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, mirror fronted built-in bedroom furniture (to remain) and flat ceiling. Door to:



## En Suite Shower Room:-

8' 4" x 4' 4" (2.54m x 1.32m) Maximum Measurements

White suite comprising: tiled shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, chrome heated towel rail, shaver socket, extractor and flat ceiling with spotlighting inset.

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## Bedroom Two:-

10' 2" x 8' 4" (3.10m x 2.54m) Maximum Measurements

UPVC double glazed window to front elevation overlooking the open playing field, radiator, Mirror fronted sliding doors to built-in wardrobe (to remain) and flat ceiling.



## Bedroom Three:-

8' 9" x 6' 2" (2.66m x 1.88m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, radiator, mirror fronted built-in wardrobe (to remain) and flat ceiling.



## Bathroom:-

7' 9" x 6' 2" (2.36m x 1.88m) Maximum Measurements

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



## Outside:-

Large open playing field, front garden with mature shrubs and hedging inset, driveway to side allows off street parking and leads to brick built garage/workshop with up and over door and courtesy door giving access to rear garden.



## Rear Garden:-

Enclosed, patio area for entertaining purposes, laid mainly to lawn, water tap and wooden shed (to remain).

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## Agents Note:-

There is an annual estate maintenance service charge of currently £244.00 per annum.

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