

£425,000

KELVIN GROVE, PORTCHESTER, PO16 8LG



- Three Bedrooms
- Entrance Hall
- Downstairs WC
- Lounge
- Open Plan Fitted Kitchen/Dining/Family Room
- Modern First Floor Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Generous Enclosed Rear Garden
- Off Street Parking

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

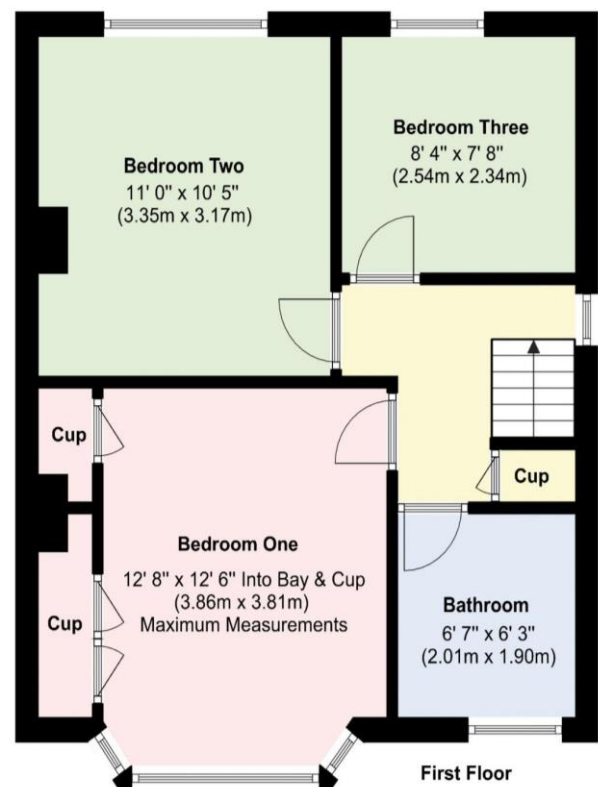
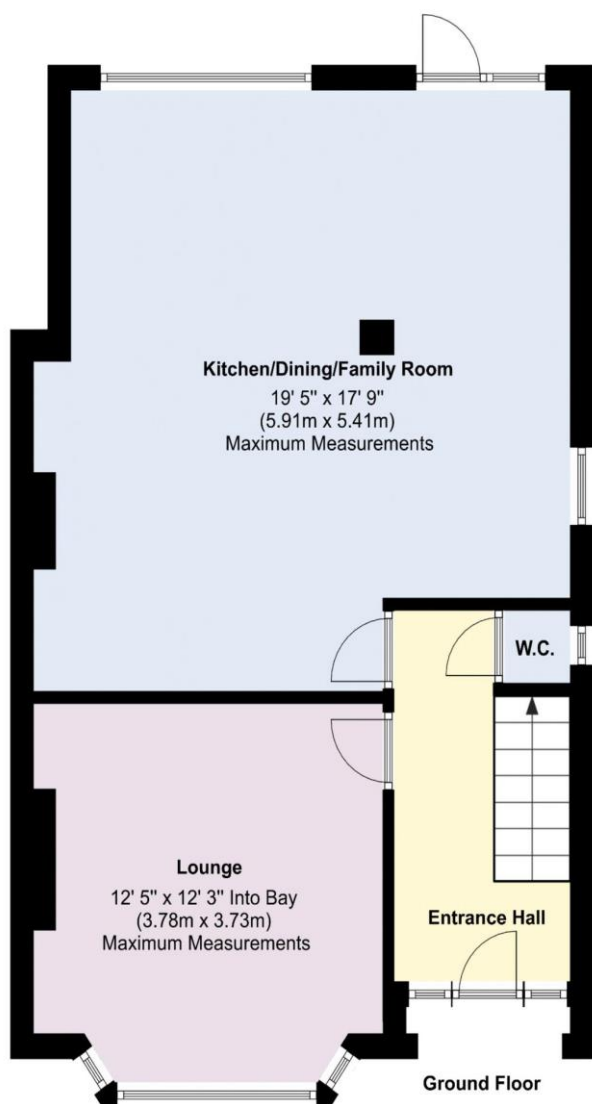
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2846

Council Tax Band: C

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



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The Accommodation Comprises:-

Covered entrance, quarry tiled step and part double glazed composite front door with double glazed side panels into:

Entrance Hall:-

Stairs to first floor, radiator, wood effect laminate flooring, coving to flat ceiling and under stairs storage cupboard housing meters. Replacement oak doors to:



Downstairs WC:-

2' 4" x 2' 4" (0.71m x 0.71m)

Opaque UPVC double glazed window to side elevation, close coupled WC, tiled flooring and coving to flat ceiling.

Lounge:-

12' 5" x 12' 3" Into Bay (3.78m x 3.73m) Maximum Measurements

UPVC double glazed bay window to the front elevation, contemporary radiator, feature bespoke media wall with TV aerial point, remote control electric fireplace inset and display shelving to side with LED lighting, wood effect laminate flooring and coving to flat ceiling.



Kitchen/Dining/Family Room:-

19' 5" x 17' 9" (5.91m x 5.41m) Maximum Measurements

dining area with space for a table and chairs, an additional seating area, wood effect laminate flooring, radiator and flat ceiling with spot lights inset.

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Kitchen Area:-

Opaque UPVC double glazed window to side elevation, matching range of re-fitted modern base, eye level and larder style soft close units, work surfaces incorporating breakfast bar with matching upstands, single bowl resin sink unit with mixer tap, built-in eye level matching side by side ovens, induction hob with retractable extractor, built-in fridge/freezer, integrated dishwasher and washing machine, matching cupboard housing the gas central heating boiler, wood effect laminate flooring, and flat ceiling with spotlighting inset.



Dining/Family Area:-

UPVC double glazed window and door to rear elevation overlooking and accessing the garden, space for table and chairs, an additional seating area, radiator, continuation of wood effect laminate flooring and flat ceiling with spotlighting inset.



First Floor Landing:-

UPVC double glazed window to side elevation, built-in storage cupboard, coving to flat ceiling and access to loft. Replacement oak doors to:

Bedroom One:-

12' 8" x 12' 6" Into Bay & Cup (3.86m x 3.81m) Maximum Measurements

UPVC double glazed bay window to the front elevation, radiator, built-in wardrobes and coving to flat ceiling.

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Bedroom Two:-
11' 0" x 10' 5" (3.35m x 3.17m)

UPVC double glazed window to rear elevation, radiator and coving to flat ceiling.



Bedroom Three:-
8' 4" x 7' 8" (2.54m x 2.34m)

UPVC double glazed window to rear elevation, radiator and flat ceiling.



Bathroom:-
6' 7" x 6' 3" (2.01m x 1.90m)

Opaque UPVC double glazed window to the front elevation, modern white suite comprising: L-shaped panelled bath with mixer tap, rainwater and held showers, shower screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and vanity storage below, tiled walls and flooring, chrome heated towel rail and flat ceiling.

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Outside:-

Block paved off street parking to front with shingle borders and a brick retaining wall. Side access and wooden gate leads:



Rear Garden:-

Generous size, enclosed, sandstone pathway and patios for entertaining purposes, outside power socket, water tap, AstroTurf lawn with shingle edging, wood chipped play area and wooden summerhouse with power connected.



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