

£325,000

FRIOBISHER GROVE, PORTCHESTER, PO16 9RT



- Three Bedrooms
- Entrance Hallway
- Lounge
- Dining Area
- Fitted Kitchen
- Utility Area
- Modern Wet Room
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Low Maintenance Gardens
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

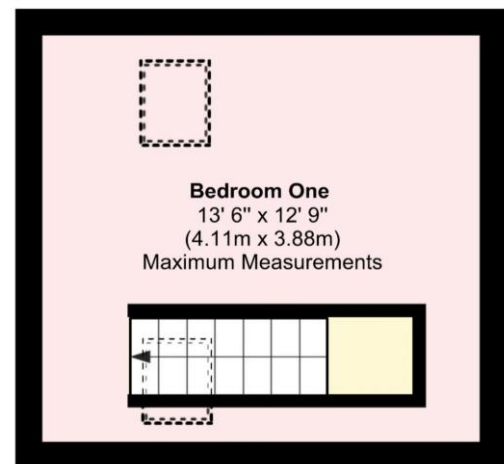
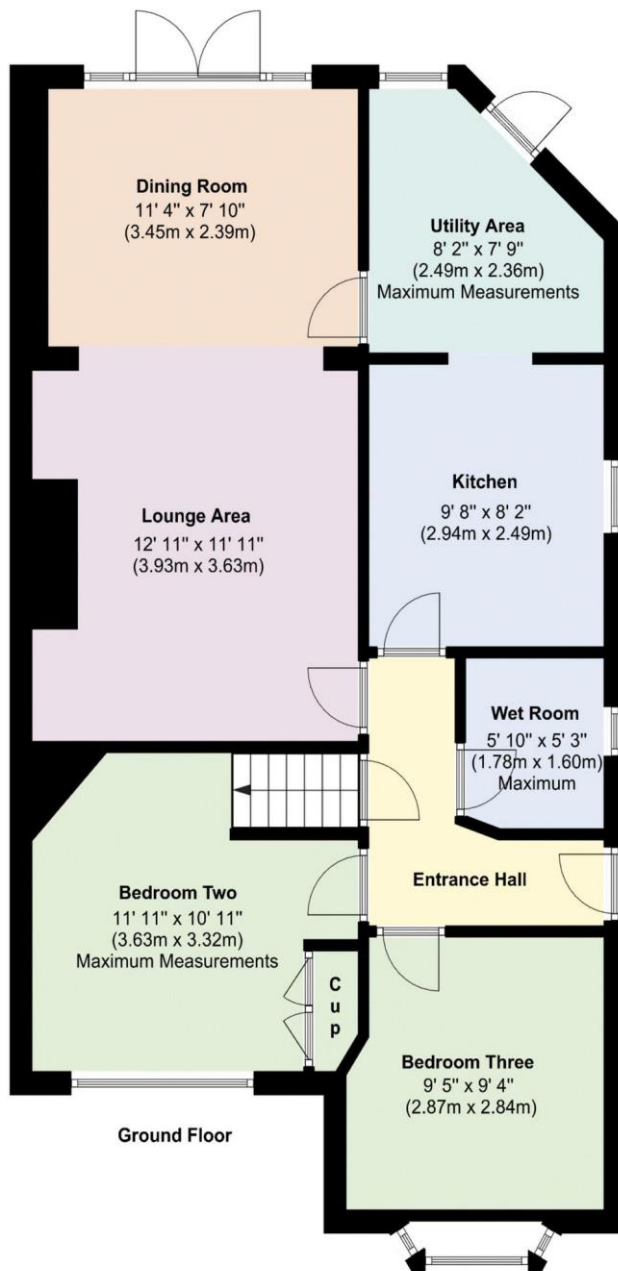
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Property Reference: P2847

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

Covered entrance with part double glazed front door into:

Entrance Hall:-

Wood effect laminate flooring, door and stairs to first floor, radiator and flat ceiling. Further doors to:

Open Plan Lounge/Dining Room

22' 7" x 11' 11" (6.88m x 3.63m) Maximum Measurements



Lounge Area:-

12' 11" x 11' 11" (3.93m x 3.63m)

Radiator, TV aerial point and coving to flat ceiling.



Dining Area:-

11' 4" x 7' 10" (3.45m x 2.39m)

UPVC double glazed doors with matching side panels overlooking and accessing the rear garden, space for table and chairs, wood effect laminate flooring, continuation of coving to flat ceiling and door to utility area.



Kitchen:-

9' 8" x 8' 2" (2.94m x 2.49m)

UPVC double glazed window to side elevation, fitted range of matching base and eye level soft close storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor canopy over and coving to flat ceiling. Walkway to:

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Utility Area:-

8' 2" x 7' 9" (2.49m x 2.36m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, space and plumbing for washing machine, roll top work surface, wall mounted Vaillant gas central heating boiler, space for additional appliances, flat ceiling and UPVC part double glazed front door for side access and workshop.



Bedroom Two:-

11' 11" x 10' 11" (3.63m x 3.32m) Maximum Measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobe and flat ceiling.



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Bedroom Three:-
9' 5" x 9' 4" (2.87m x 2.84m)

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



Wet Room:-

5' 10" x 5' 3" (1.78m x 1.60m) Maximum Measurements

Opaque UPVC double glazed window to side elevation, close coupled WC, pedestal wash basin with mixer tap, walk-in shower area with low screen and waterproof shower wall, chrome heated towel rail, part tiled walls, extractor fan, tiled flooring and flat ceiling.



First Floor:-

Bedroom One:-

13' 6" x 12' 9" (4.11m x 3.88m)

Dual aspect room with UPVC double glazed Velux windows to front and rear elevations with fitted blinds, wood effect laminate flooring, flat and sloping ceiling, radiator and eaves storage.



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Outside

Shingle off street parking, AstroTurf lawn section to side with shrubs and bushes. Block paved side access has wooden gate to garden and further access to:



Workshop:-

16' 0" x 8' 0" (4.87m x 2.44m)

Double glazed door, two UPVC double glazed windows and power connected.

Rear Garden

Enclosed, low maintenance, patio area for entertaining purposes, raised decking to rear, shingle and shrub borders.



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