

# Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

## £350,000

### KELVIN GROVE, PORTCHESTER, PO16 8LG



- Three Bedrooms
- Entrance Hall
- 23' Lounge/Diner
- Kitchen
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Garage/Workshop
- Enclosed Rear Garden
- No Onward Chain

#### 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)

[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

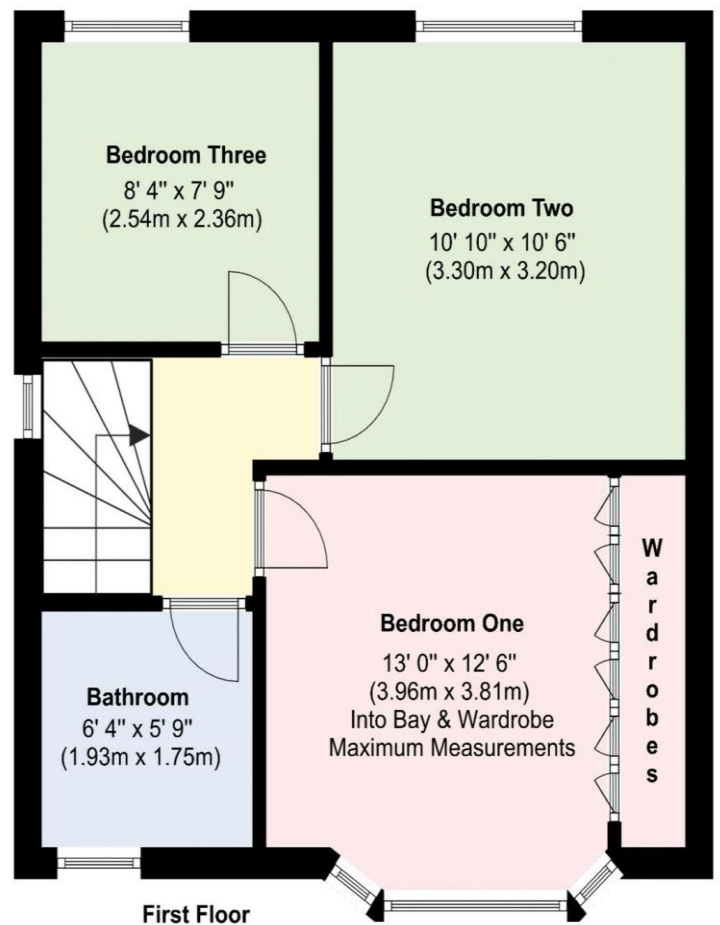
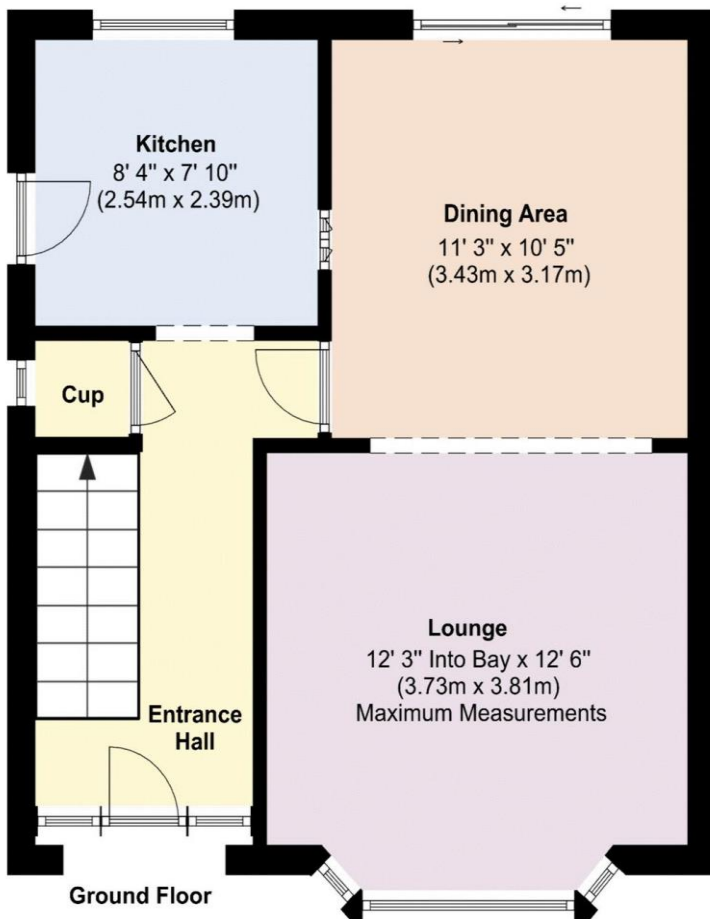


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2854

Council Tax Band: C

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



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## The Accommodation Comprises:-

Covered entrance with UPVC double glazed front door and matching side panels into:

### Entrance Hall:-

Stairs to first floor, radiator, flat ceiling, under stairs cupboard housing meters and further cupboard with opaque UPVC double glazed window to side elevation.

### Lounge/Diner:-

23' 8" Into Bay x 12' 6" (7.21m x 3.81m) Maximum Measurements



### Lounge Area:-

12' 3" Into Bay x 12' 6" (3.73m x 3.81m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator and textured ceiling. Walkway to:



### Dining Area:-

11' 3" x 10' 5" (3.43m x 3.17m)

UPVC double glazed sliding patio door to rear elevation overlooking and accessing the rear garden, radiator, serving hatch to kitchen and textured ceiling. Walkway to:



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## Kitchen:-

8' 4" x 7' 10" (2.54m x 2.39m)

UPVC double glazed window to rear elevation overlooking the garden, range of base and eye level units, single bowl stainless steel sink unit, part tiled walls, space for cooker and further appliances, wall mounted Glow Worm gas central heating boiler, tiled floor, flat ceiling and UPVC double glazed door to driveway.



## First Floor Landing:-

Opaque UPVC double glazed window to side elevation, smoke detector, access to loft and flat ceiling. Doors to:

## Bedroom One:-

13' 0" Into Bay x 12' 6" Into Wardrobe (3.96m x 3.81m)  
Maximum Measurements

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



## Bedroom Two:-

10' 10" x 10' 6" (3.30m x 3.20m)

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

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### Bedroom Three:-

8' 4" x 7' 9" (2.54m x 2.36m)

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



### Bathroom:-

6' 4" x 5' 9" (1.93m x 1.75m)

Opaque UPVC double glazed window to front elevation, suite comprising: panelled bath with mixer tap and Aqualisa shower unit over, shower screen, pedestal wash hand basin, close coupled W.C, tiled walls, radiator and flat ceiling.



### Outside:-

Off road parking to front with raised lawn area to side. Side access with low level wooden gate leads to:



### Garage/Workshop:-

Up and over door, window and side courtesy door.

### Rear Garden:-

Enclosed, generous size, patio area for socialising and entertaining purposes, water tap, remainder laid to lawn and wooden gate to driveway.

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