

£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)

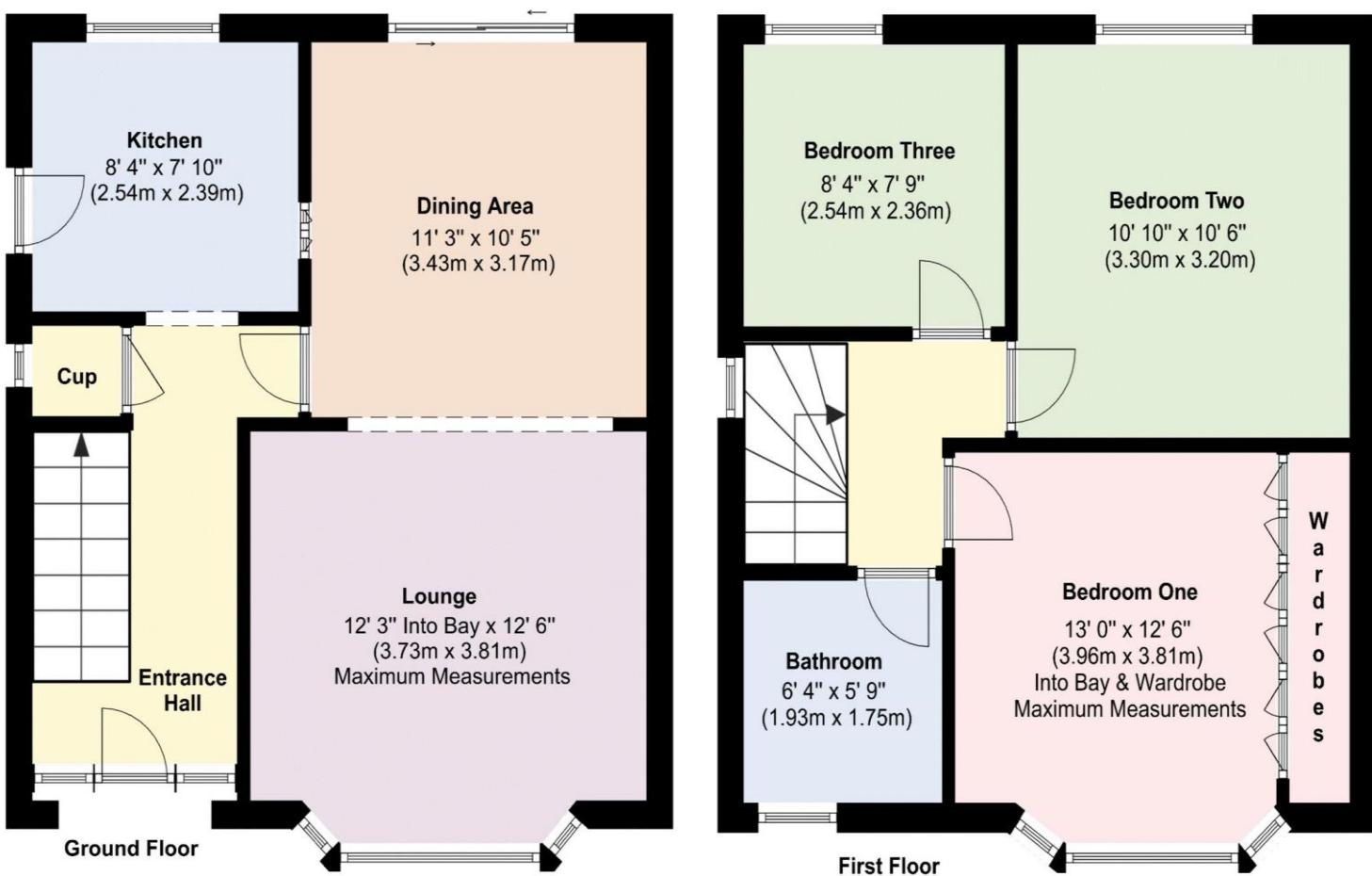
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)



Property Reference: P2854

Council Tax Band: C

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



## 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)



## 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:



### 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)



## 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.

## 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)



#### **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.

#### **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)





**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](mailto:portchester@fenwicks-estates.co.uk)

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

