

£399,950

LAVEROCK LEA, PORTCHESTER, PO16 8DA



- Three Double Bedrooms
- Entrance Lobby
- 30' Lounge/Diner & Conservatory
- Fitted Kitchen/Breakfast Room
- Downstairs En-Suite Shower Room
- First Floor Bath/Shower Room
- Double Glazing, Gas Central Heating & Solar Panels
- Detached Garage/Workshop
- Off Road Parking
- South Facing Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

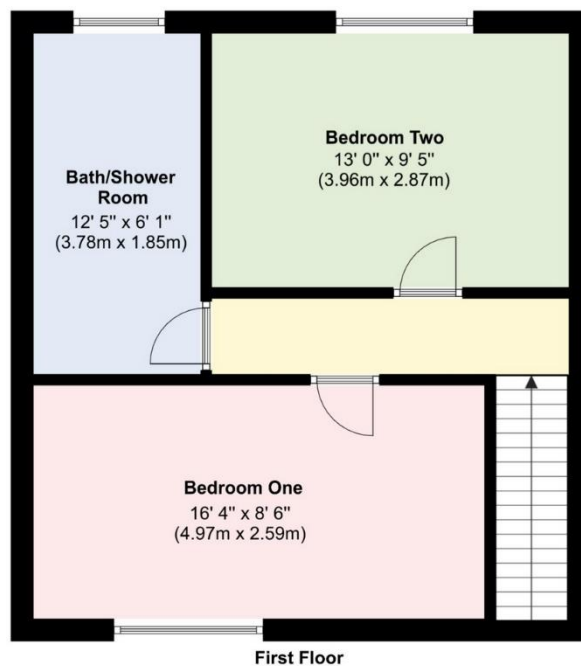
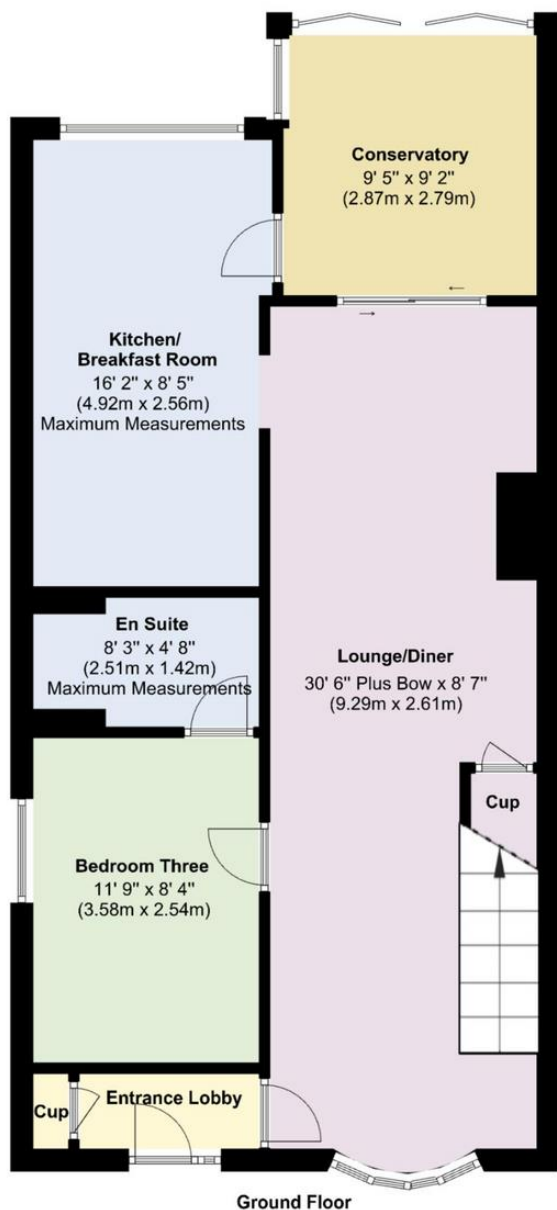
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Property Reference : P2859

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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:-

UPVC part double glazed front door with matching side panel to:

Entrance Lobby:-

Cupboard housing the gas central heating boiler and solar panel inverter, coving to textured ceiling. Door to:

Lounge/Diner:-

30' 6" Plus Bow x 8' 7" (9.29m x 2.61m)

A large dual aspect room with UPVC double glazed bow window to the front elevation, stairs leading to the first floor with under stairs storage cupboard, two radiators, Feature electric fireplace, TV aerial point, flat ceiling with spot lights inset, UPVC double glazed patio door to the conservatory. Further internal door and walkways to:



Kitchen/Breakfast Room:-

16' 2" x 8' 5" (4.92m x 2.56m) Maximum Measurements

UPVC double glazed window to the rear elevation with views of the garden and Portsmouth Harbour, the kitchen is fitted with a modern range of matching base, eye and larder style soft close units, work surfaces incorporating a breakfast bar with matching upstands, one and a half bowl sink unit with mixer tap, built in eye level oven and grill, gas hob with extractor canopy above and splashback, integrated washing machine and dishwasher, recess for fridge/freezer, wine rack, tiled flooring, flat ceiling with spotlights inset. UPVC part double glazed door to:

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Conservatory:-
9' 5" x 9' 2" (2.87m x 2.79m)

UPVC double glazed window and bi-folding doors overlooking and accessing the raised decking and south facing rear garden, power connected and double glazed glass roof.



Bedroom Three:-
11' 9" x 8' 4" (3.58m x 2.54m)

UPVC double glazed window to the side elevation, radiator, flat ceiling. Door to:



En Suite Shower Room:-
8' 3" x 4' 8" (2.51m x 1.42m) Maximum Measurements

Modern white suite comprising tiled shower cubicle, close coupled WC, wash hand basin with mixer tap and vanity storage below, part tiled walls, fitted mirror, chrome heated towel rail, tiled flooring and flat ceiling with spot lights inset and extractor.



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First Floor Landing:-

Flat ceiling. Doors to:

Bedroom One:-

16' 4" x 8' 6" (4.97m x 2.59m)

UPVC double glazed window to the front elevation, radiator, access to eaves storage and flat/sloping ceiling.



Bedroom Two:-

13' 0" x 9' 5" (3.96m x 2.87m)

UPVC double glazed window to the rear elevation with views, radiator, access to eaves storage and flat/sloping ceiling.



Bath/Shower Room:-

UPVC double glazed window to the rear elevation with views, modern suite comprising panelled bath with mixer tap and shower attachment, separate double shower cubicle, close coupled WC, his & hers basins with mixer taps and vanity storage below, part tiled walls and fitted mirror, chrome heated towel rail, additional electric heated rail, tiled flooring and flat ceiling with spotlights inset.



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Outside:-

To the front of the property there is block paved off street parking available.

Side access leads to the detached brick built garage/workshop with up/over door, power connected and UPVC double glazed window and side door.



Rear Garden:-

A wooden gate leads to the generous enclosed south facing rear garden with a raised composite decking area with glass balustrade enjoying views towards Portsmouth Harbour, water tap, lawn with shrub borders and additional patio areas for entertaining purposes.



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