

£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

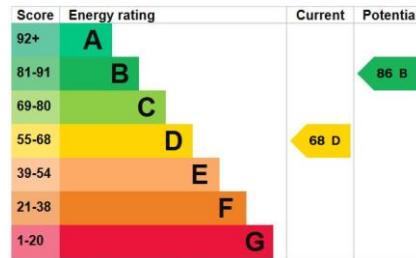
92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

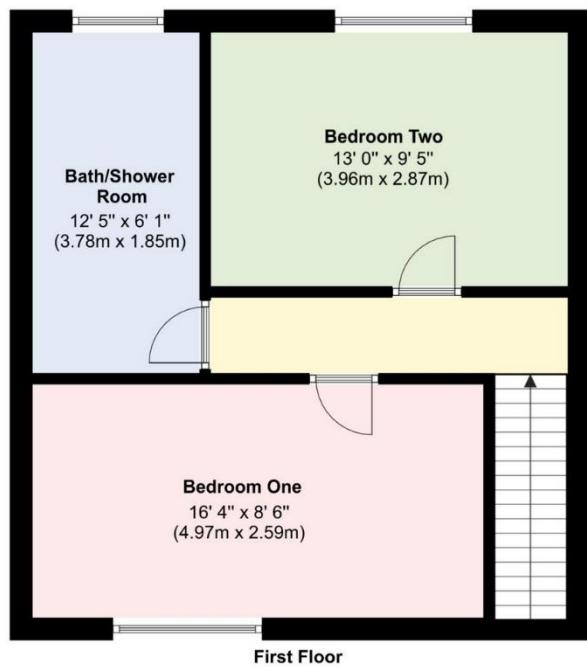
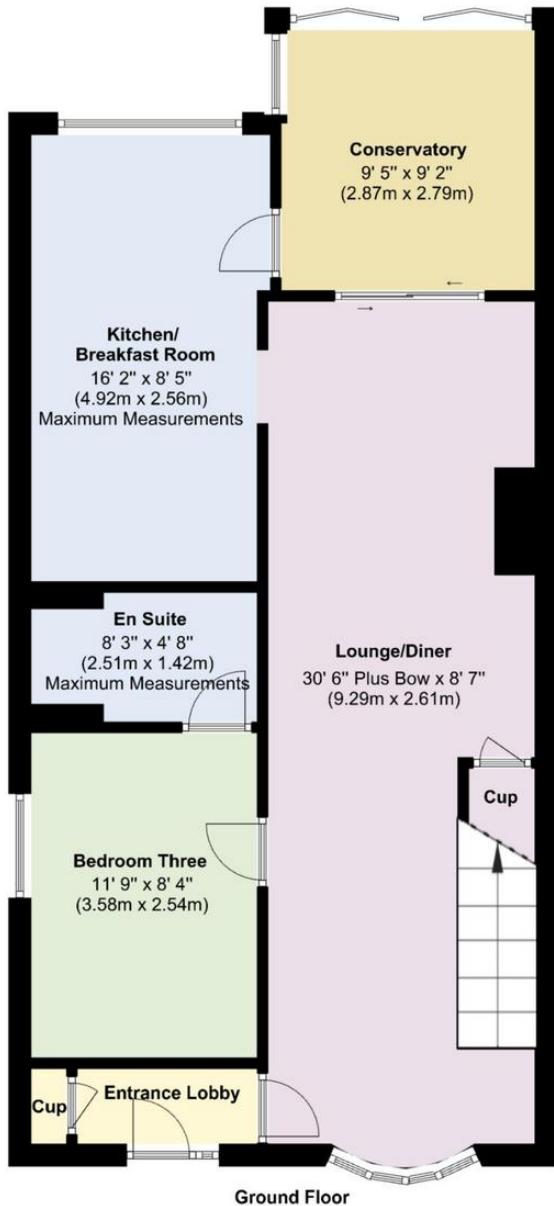
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference : P2859

Council Tax Band: D



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:-

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:

## 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:-**

**11' 9" x 8' 4" (3.58m x 2.54m)**

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



### **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.



### **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.



### **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)

## 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.



### 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)



## 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.



## 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)

