

## Offers In Excess Of £245,000

CANONS BARN CLOSE, PORTCHESTER, PO16 8EH



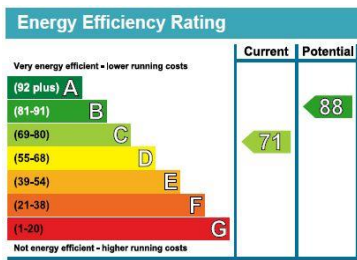
- Three Bedrooms
- Red Barn School Catchment Area
- Downstairs Cloakroom
- Open Plan Kitchen/Diner
- Lounge
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Enclosed West Facing Rear Garden
- Parking

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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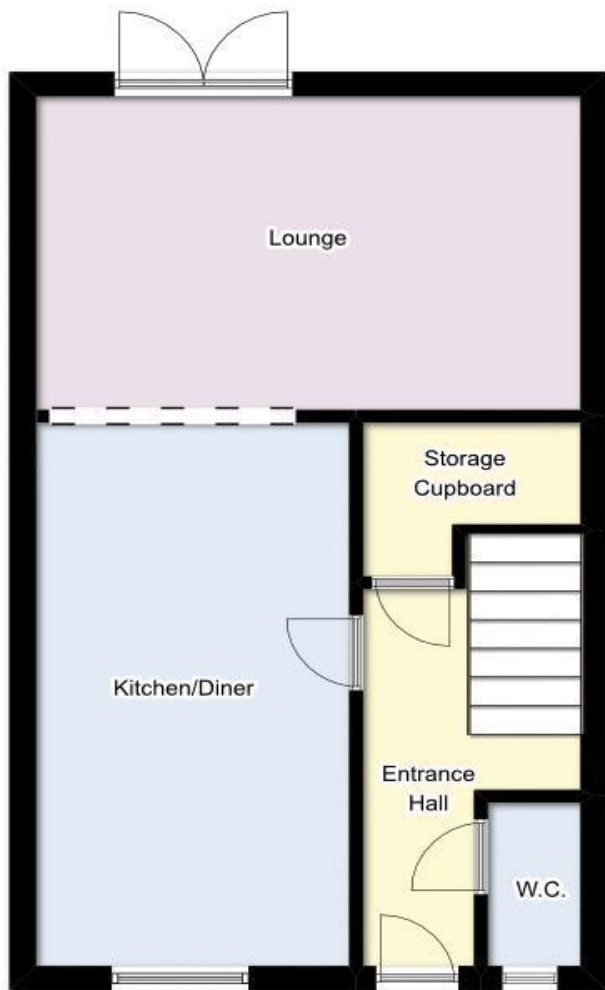
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Property Reference : P1580

Council Tax Band: B

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



Ground Floor



First Floor

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## The Accommodation Comprises:-

Part glazed UPVC front door into:

### Entrance Hall:-

Stairs to first floor, radiator, phone point, wood effect laminate flooring, coving to flat ceiling, smoke detector and large walk in storage cupboard with light. Door to:

### Cloakroom:-

5' 3" x 2' 8" (1.60m x 0.81m)

Opaque UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin with mixer tap over, tiled walls, continuation of wood effect laminate flooring, radiator and flat ceiling with spotlighting inset.



### Storage Cupboard:-

6' 0" x 5' 9" (1.83m x 1.75m) Maximum Measurement

L Shaped, flat ceiling with spotlighting inset and housing meters

### Kitchen/Diner:-

18' 0" x 9' 4" (5.48m x 2.84m)

UPVC double glazed window to front elevation, fitted with a range of matching base and eye level units, rolled top work surfaces over and a one and a half bowl sink unit inset with mixer tap over, part tiled walls, space for cooker, space for under counter fridge and freezer, space and plumbing for washing machine, continuation of wood effect laminate flooring, coving to flat ceiling with spotlighting inset and radiator.



### Lounge Area:-

15' 6" x 10' 5" (4.72m x 3.17m)

UPVC double glazed doors overlooking and accessing the garden, radiator, TV aerial point, continuation of wood effect laminate flooring and coving to flat ceiling.

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## First Floor Landing:-

Airing cupboard housing gas central heating boiler, radiator, coving to flat ceiling and access to loft. Doors to:

## Bedroom One:-

13' 4" To Wardrobes x 9' 8" (4.06m x 2.94m)

UPVC double glazed window to front elevation, walk in wardrobe 9' 8" x 2' 9" (2.94m x 0.84m), radiator and coving to flat ceiling.



## Bedroom Two:-

12' 8" Into Recess x 9' 7" (3.86m x 2.92m)

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



## Bedroom Three:-

8' 5" x 6' 6" (2.56m x 1.98m)

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



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## **Bathroom:-**

6' 8" x 5' 5" (2.03m x 1.65m)

Opaque UPVC double glazed window to front elevation, panelled bath with mixer tap and shower attachment, shower screen, close coupled WC, wash hand basin inset vanity unit with mixer tap over, tiled walls, chrome heated towel rail and flat ceiling with spotlighting inset.



## **Outside:-**

Open plan front garden laid to lawn with large fragrant rosemary bush and hedging and flowers to borders. Wooden gate gives side pedestrian access to:

## **Rear Garden:-**

West facing rear garden laid mainly to lawn, decking area with space for table and chairs for socializing and entertaining purposes, further raised decking area, shrubs to borders, outside water tap and storage shed (to remain).



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