

## £420,000

### THE CROSSWAY, PORTCHESTER, PO16 8PF



- Two Double Bedrooms
- Entrance Hallway
- 24' Lounge/Diner
- 18' Kitchen/Breakfast
- Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Established Corner Plot Garden
- Off Street Parking
- Approx 20' x 16' Double Garage/Workshop

#### 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)

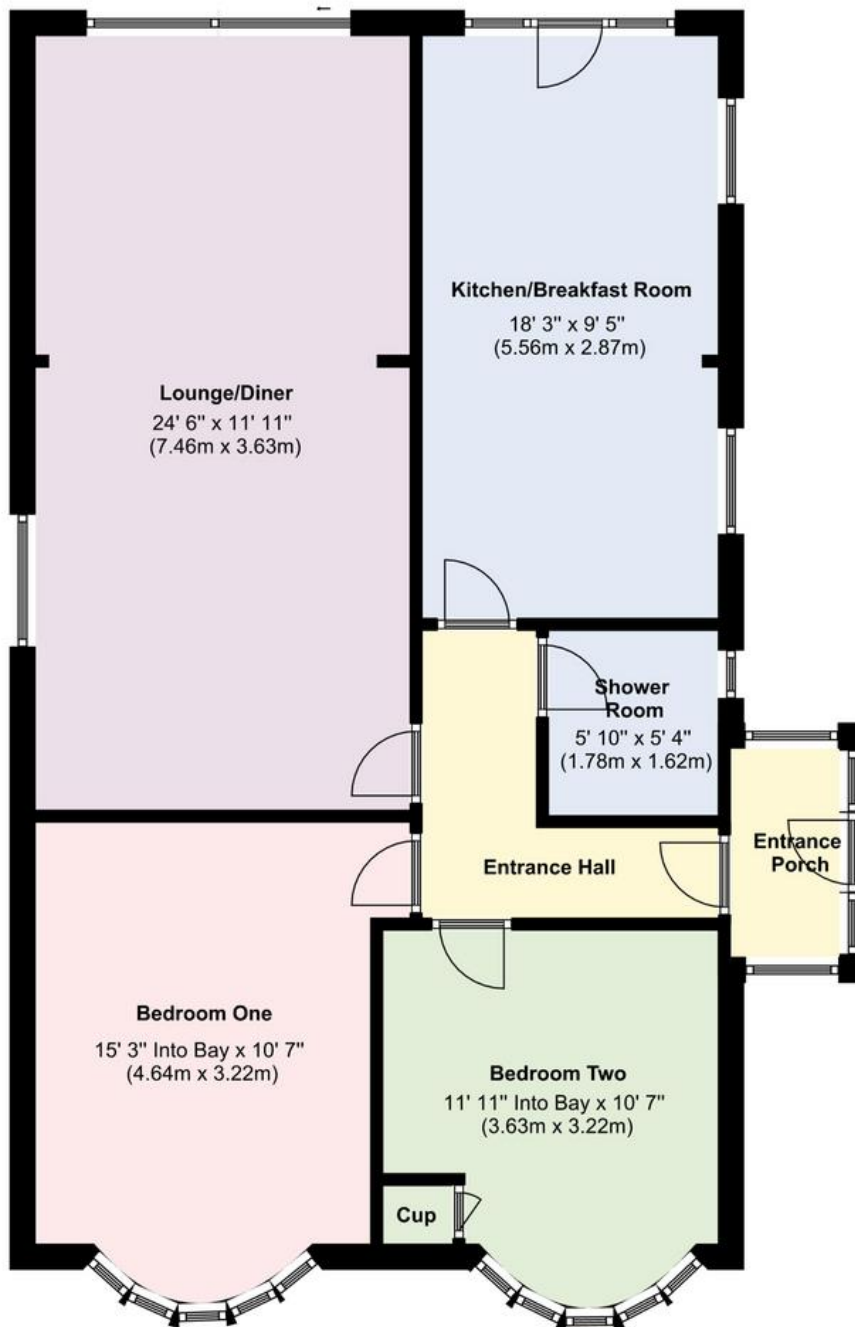


Property Reference: P2585

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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  
 www.fenwicks-estates.co.uk



## The Accommodation Comprises:-

UPVC part double glazed front door with matching side panels into:

### Entrance Porch:-

6' 7" x 3' 4" (2.01m x 1.02m)

Opaque UPVC double glazed windows to side elevations and flat ceiling. Further glazed internal door to:

### Entrance Hall:-

Radiator, picture rail, access to loft and textured ceiling. Doors to:

### Lounge/Diner:-

24' 6" x 11' 11" (7.46m x 3.63m)

Dual aspect room with opaque UPVC double glazed eye level window to side elevation and UPVC double glazed sliding patio door overlooking and accessing the rear garden, two radiators, space for table and chairs, TV aerial point and flat ceiling.



### Kitchen/Breakfast Room:-

18' 3" x 9' 5" (5.56m x 2.87m)#

Twin UPVC double glazed windows to side elevation, fitted base units, roll top work surfaces incorporating breakfast bar, one and a half bowl stainless steel sink unit with mixer tap, space for cooker, space for tall fridge/freezer, space and plumbing for washing machine, radiator, flat ceiling with spotlighting inset and UPVC double glazed door with windows to side overlooking and accessing the rear garden.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





### Bedroom One:-

15' 3" Into Bay x 10' 7" (4.64m x 3.22m)

UPVC double glazed bay window to front elevation, radiator and flat ceiling.



### Bedroom Two:-

11' 11" Into Bay x 10' 7" (3.63m x 3.22m)

UPVC double glazed bay window to front elevation, radiator, picture rail, built-in cupboard and textured ceiling.



### Shower Room:-

5' 10" x 5' 4" (1.78m x 1.62m)

Opaque UPVC double glazed window to side elevation, suite comprising: double width shower cubicle, pedestal wash hand basin, close coupled WC, chrome heated towel rail, tiled walls, extractor and flat ceiling with spotlighting inset.

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



### Outside:-

Generous corner plot front garden, laid mainly to lawn, mature hedging, pathway to front door and low level wooden gate leads to rear garden.



### Garage/Workshop:-

20' 8" x 16' 0" (6.29m x 4.87m)

Parking to front, detached, brick-built, power roller door, UPVC double glazed window and door to side elevation, lighting and boarded mezzanine storage level street



### Rear Garden:-

Enclosed, generous size corner plot, laid mainly to lawn, mature hedging, shrub borders, raised decking to rear for entertaining purposes, water tap and outside lighting.



### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

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

www.fenwicks-estates.co.uk

