

£167,500

WALTHAM CLOSE, PORTCHESTER, PO16 8EQ



- One Double Bedroom
- Entrance Hallway
- Lounge/Diner
- Fitted Kitchen
- Bathroom
- Electric Heating
- Double Glazing
- Allocated Parking Space
- No Chain Ahead
- EPC: D/62

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

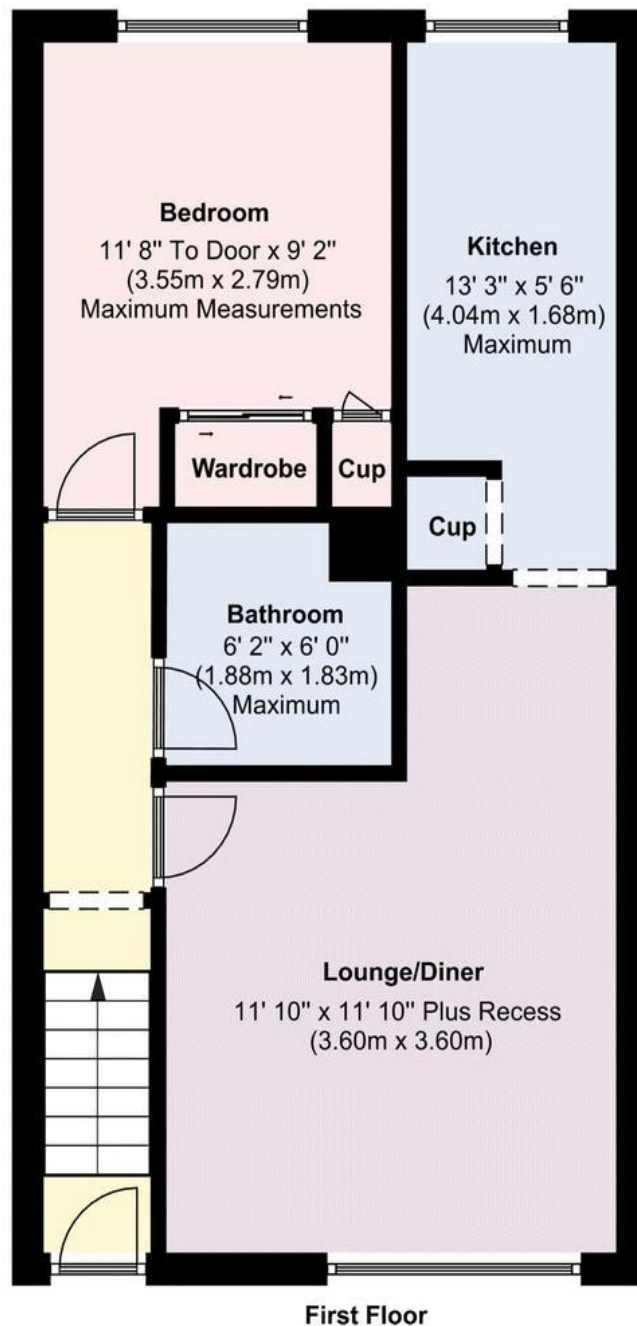


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2650

Council Tax Band: A

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



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The Accommodation Comprises:-

UPVC part double glazed front door to entrance lobby with stairs to first floor. Internal door to:

Entrance Hall:-

Access to loft. Further doors to:

Lounge/Diner:-

11' 10" x 11' 10" Plus Recess (3.60m x 3.60m)

UPVC double glazed window the front elevation, TV aerial point, space for table and chairs, Dimplex night storage heater and built-in storage over stairs storage cupboard. Walkway to:



Kitchen:-

13' 3" x 5' 6" (4.04m x 1.68m) Maximum Measurements

UPVC double glazed window to rear elevation, fitted range of matching base and eye level storage units, roll top worksurfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in electric oven and hob with extractor canopy above, space and plumbing for washing machine and recess for fridge/freezer.



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Double Bedroom:-

11' 8" To Door x 9' 2" (3.55m x 2.79m) Maximum Measurements

UPVC double glazed window to rear elevation, Dimplex night storage heater, sliding doors to built-in wardrobe and further airing cupboard housing hot water cylinder.



Outside:-

Communal pathway leading to front door with brick-built storage area and an allocated parking space to rear.



Agents Note:-

Lease is 999 years from 25/12/1975 so there is 949 years remaining. The property has peppercorn ground rent and there are no maintenance charges.

Bathroom:-

6' 2" x 6' 0" (1.88m x 1.83m) Maximum Measurements

White suite comprising: panelled bath with a Mira electric shower over, pedestal wash hand basin, close coupled WC and part tiled walls.

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