



£350,000 Freehold



18 Linden Lea
Portchester
Fareham
PO16 8DD

- Extended Family Home
- Own Drive and Garage
- 100ft Rear Garden
- Ground Floor Shower Room

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“Located in the popular Linden Lea is this "Sturgess" built family home. Giving a real chance for you to make your own mark the property has been extended and provides great family accommodation both inside and out. The accommodation provides a large lounge, extended kitchen and dining space, ground floor shower room, three bedrooms and bathroom to the first floor. The outside has a 100ft rear garden, own drive and detached garage. ”

Matt Spacey, Senior Branch Manager, Fareham and Portchester Office

HALL

15' 1" x 6' 5" (4.6m x 1.96m) Double glazed door and reveals, radiator, storage cupboard, stairs to first floor, doors to:-

SHOWER ROOM

Side aspect double glazed window, low flush WC, wall mounted hand wash basin, shower cubicle with electric shower, tiled walls, radiator.

LOUNGE

24' 9" x 12' 9" (7.54m x 3.89m) Narrows to 10' 8". Front aspect double glazed bay window, rear aspect double glazed saloon doors, stone fireplace with gas fire, 2x radiators.

KITCHEN/DINING ROOM

19' 3" x 16' 3" max (5.87m x 4.95m) Rear aspect double glazed sliding doors and window, further side aspect double glazed door, range of wall and base units, integral double oven, hob with hood over, tiled surrounds, space for appliances, radiator.

FIRST FLOOR LANDING

Side aspect double glazed window, loft hatch, doors to:-

BEDROOM

13' 3" x 12' 8" (4.04m x 3.86m) Front aspect double glazed bay window, mirrored wardrobes to one wall, radiator.

BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m) Front aspect double glazed window, suite comprising of panelled bath with electric shower over, low flush WC, pedestal hand wash basin, radiator.

BEDROOM

11' 0" x 10' 8" (3.35m x 3.25m) Rear aspect double glazed window, mirrored wardrobes radiator.

BEDROOM

8' 5" x 8' 0" (2.57m x 2.44m) Rear aspect double glazed window, radiator.

GARDEN

Approximately 100ft. Lawn areas, shrub borders, block paved path to seating area with summer house(power and light), storage shed, outside power socket, vehicular access, access to:

DETACHED GARAGE

Up and over door, power and light.

FRONT

Lawn area, borders, own driveway leading to rear and garage.



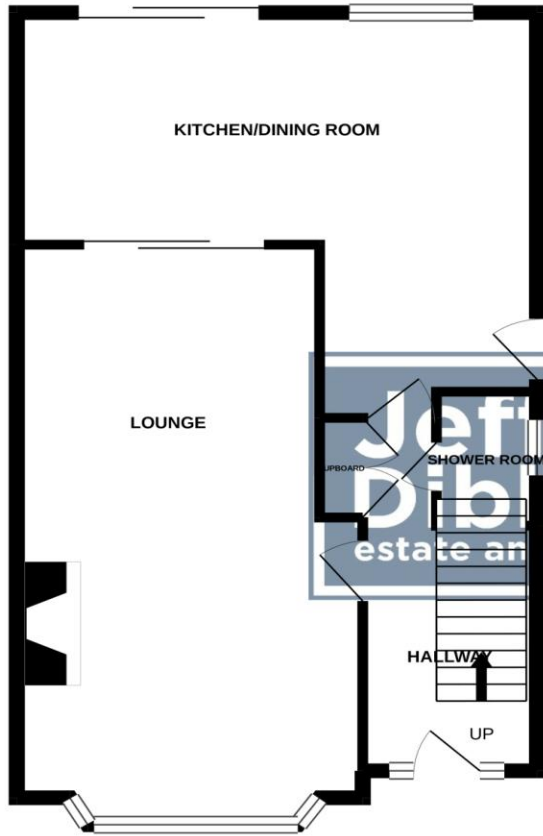
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GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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