



£362,500 Freehold



22 Hill View Road  
Portchester  
Fareham  
PO16 8DB

- Three Bedroom Semi
- Own Driveway and Garage
- Approx 90ft Garden
- Well Presented Home

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"Well presented semi-detached Sturges built family home with own driveway and newly built garage. The property is offered in good decorative order and has undergone many improvements by the current owner to include a new kitchen and bathroom. On the ground floor is a spacious lounge/dining room, open plan kitchen/breakfast room whilst the first floor benefits from three good sized bedrooms and a bathroom. With a rear garden being approximately 90ft in length, viewing is most highly advised. "

**Matt Spacey, Senior Branch Manager, Portchester & Fareham Office**

**HALL**

Via double glazed door with double glazed side reveals, stairs to first floor landing with storage cupboard under, radiator, glazed doors to:

**LOUNGE/DINING ROOM**

25' 2" x 12' 7" (7.67m x 3.84m) Narrows to 10ft 7. Front aspect double glazed bay window, rear aspect double glazed window and door to kitchen/breakfast room, feature fire surround with inset gas fire, radiator.

**KITCHEN/BREAKFAST ROOM**

19' 2" x 19' 0" (5.84m x 5.79m) Max measurements, L shaped dining room see floor plan. Rear and side aspect double glazed windows, rear aspect double glazed double doors to garden. Kitchen comprises range of wall and base units, ceramic sink and drainer, 5 ring gas hob, integrated oven, microwave oven, hood, integral fridge/freezer and dishwasher, cupboard housing domestic heating boiler, breakfast bar area, tiled surrounds, two radiators.

**LANDING**

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

**BEDROOM**

13' 5" x 12' 7" (4.09m x 3.84m) Front aspect double glazed bay window with views towards the Solent and Portsmouth. Comprehensive range of fitted bedroom furniture and fitted cupboards, radiator.

**BEDROOM**

11' 5" x 10' 7" (3.48m x 3.23m) Rear aspect double glazed window, airing cupboard, radiator.

**BEDROOM**

8' 6" x 8' 0" (2.59m x 2.44m) Rear aspect double glazed window, radiator.

**BATHROOM**

8' 6" x 8' 0" (2.59m x 2.44m) Front aspect double glazed window. Modern suite comprising P shaped bath with mains shower over, combined low flush WC and vanity hand basin storage unit, tiled surrounds, towel rail radiator.

**GARDEN**

Approximately 90ft in length comprising lawn areas, patio area, greenhouse, storage shed, side pedestrian access, door to:

**GARAGE**

26' 8" x 9' 7" (8.13m x 2.92m) Recently rebuilt garage with power light, work bench area, electric roll up garage door.



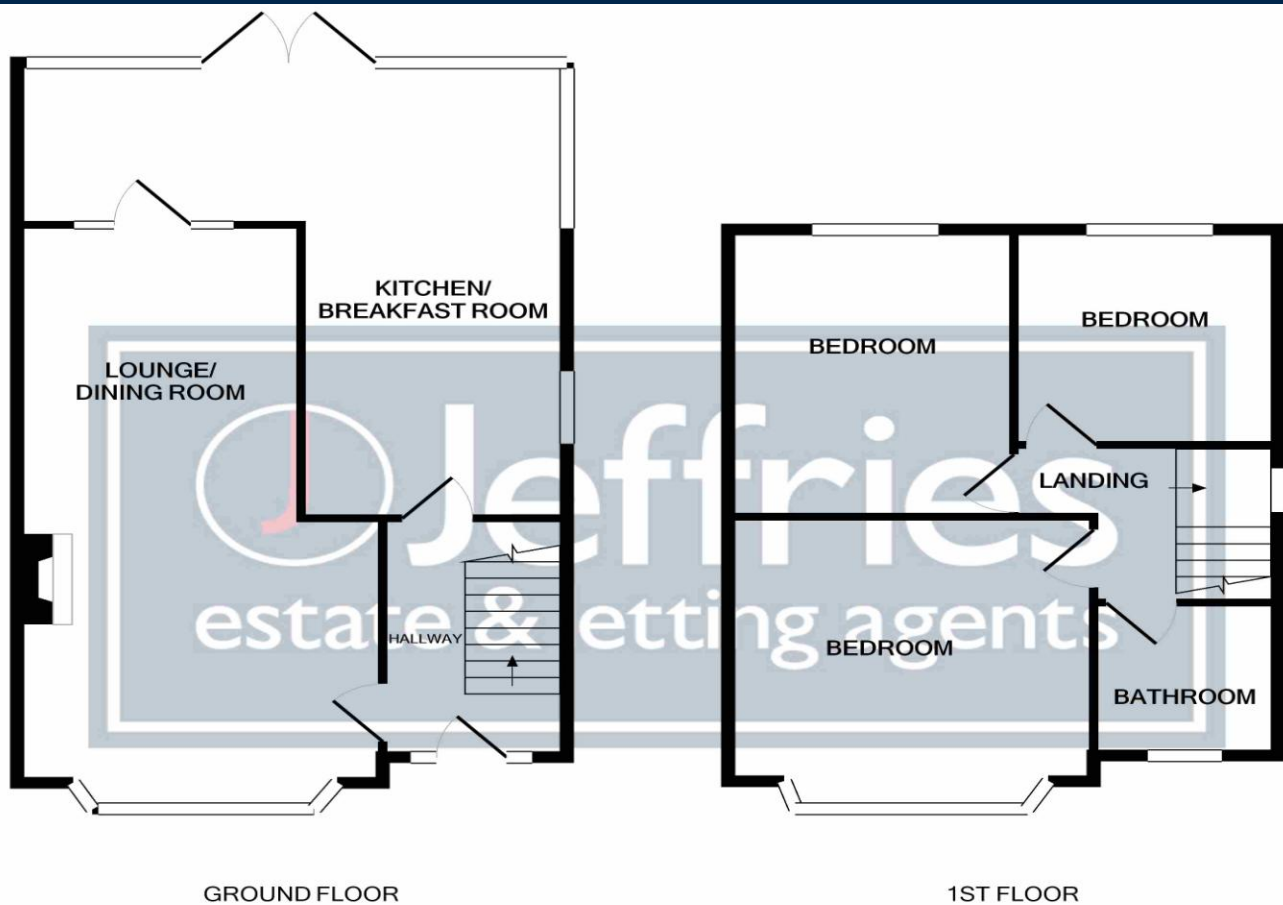
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