



£335,000 Freehold



14 Queen Mary Road
Portchester
Hampshire
PO16 9RJ

- Very Well Presented
- Own Driveway
- Three Bedrooms
- Town Centre Location

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"Situated in a quiet cul-de-sac within the confines of Portchester Town Centre and within easy walking distance of the railway station is this beautifully presented three bedroom double bay family home. The property has been very much improved by the current owner and provides a delightful open plan kitchen/dining space, attractive formal lounge, ground floor cloakroom and three bedrooms. With a good sized garden, own driveway and scope to extend subject to consents, viewing is highly advised. "

Matt Spacey, Senior Branch Manager, Fareham and Portchester Office

ENTRANCE HALL

Stairs to first floor, under stairs storage modern cupboards with lighting, radiator, wood flooring, dado rail, doors to:-

LOUNGE

14' 5" x 13' 6" (4.39m x 4.11m) Front aspect double glazed bay window, feature fire surround with cast fireplace, radiator.

DINING AREA

12' 6" x 10' 9" (3.81m x 3.28m) Double glazed double doors and reveals opening onto the conservatory, fireplace, radiator, wood flooring, opening onto:

KITCHEN

8' 8" x 8' 5" (2.64m x 2.57m) Rear aspect window. Modern range of wall and base units with wood block work surfaces over, integrated, oven, hob, hood, dishwasher and under the counter fridge and freezer, sink and drainer unit, wood flooring, under lighting, tiled surrounds.

CONSERVATORY

16' 5" x 5' 10" (5m x 1.78m) Double glazed windows and door overlooking and accessing the garden, wood flooring, door to:-

WC/UTILITY ROOM

Rear aspect window, low level WC, wall mounted hand basin, plumbing and space for washing machine and tumble dryer.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM

14' 6" x 11' 2" (4.42m x 3.4m) Front aspect double glazed bay window, radiator.

BEDROOM

13' 1" x 12' 10" (3.99m x 3.91m) Rear aspect double glazed window, radiator.

BEDROOM

8' 0" x 7' 8" (2.44m x 2.34m) Front aspect double glazed window, cupboard housing 'Vaillant' gas combination boiler.

BATHROOM

5' 10" x 5' 10" (1.78m x 1.78m) Rear aspect double glazed window, suite comprising of P shaped panelled bath with electric shower over and screen, low flush WC, pedestal hand wash basin, tiled walls, towel rail radiator.

REAR GARDEN

50' 0" x 30' 0" (15.24m x 9.14m) Mainly laid to lawn with patio seating area, borders, vehicular access from driveway.

DRIVEWAY

Own drive with double gates to rear, garage potential subject to consent.



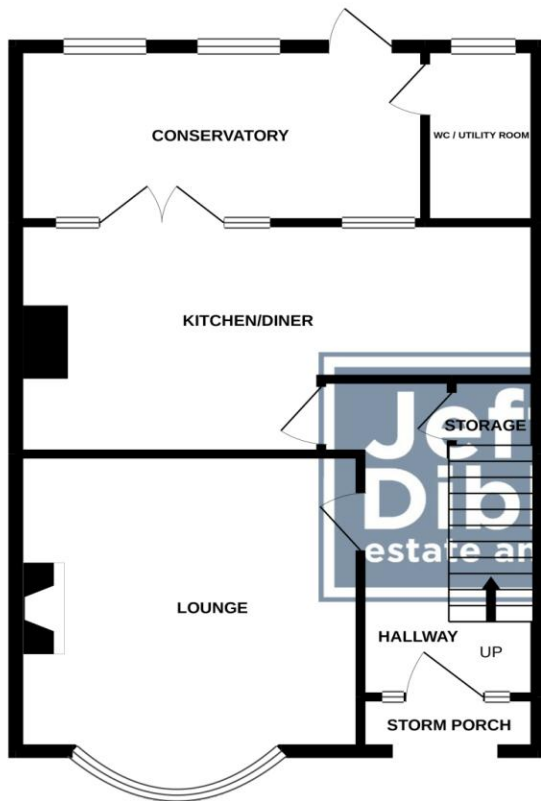
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	