

£219,500

NORTHFIELD PARK, PORTCHESTER, PO16 8NF



- Two Double Bedrooms
- Entrance Hallway
- Dual Aspect Lounge/Dining Room
- Fitted Kitchen & Utility Area
- Shower Room
- Separate Cloakroom
- Double Glazed Windows
- Corner Plot Garden
- Off Street Parking & Garage/Workshop
- NO CHAIN AHEAD

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92 West Street Portchester Hampshire PO16 9UQ

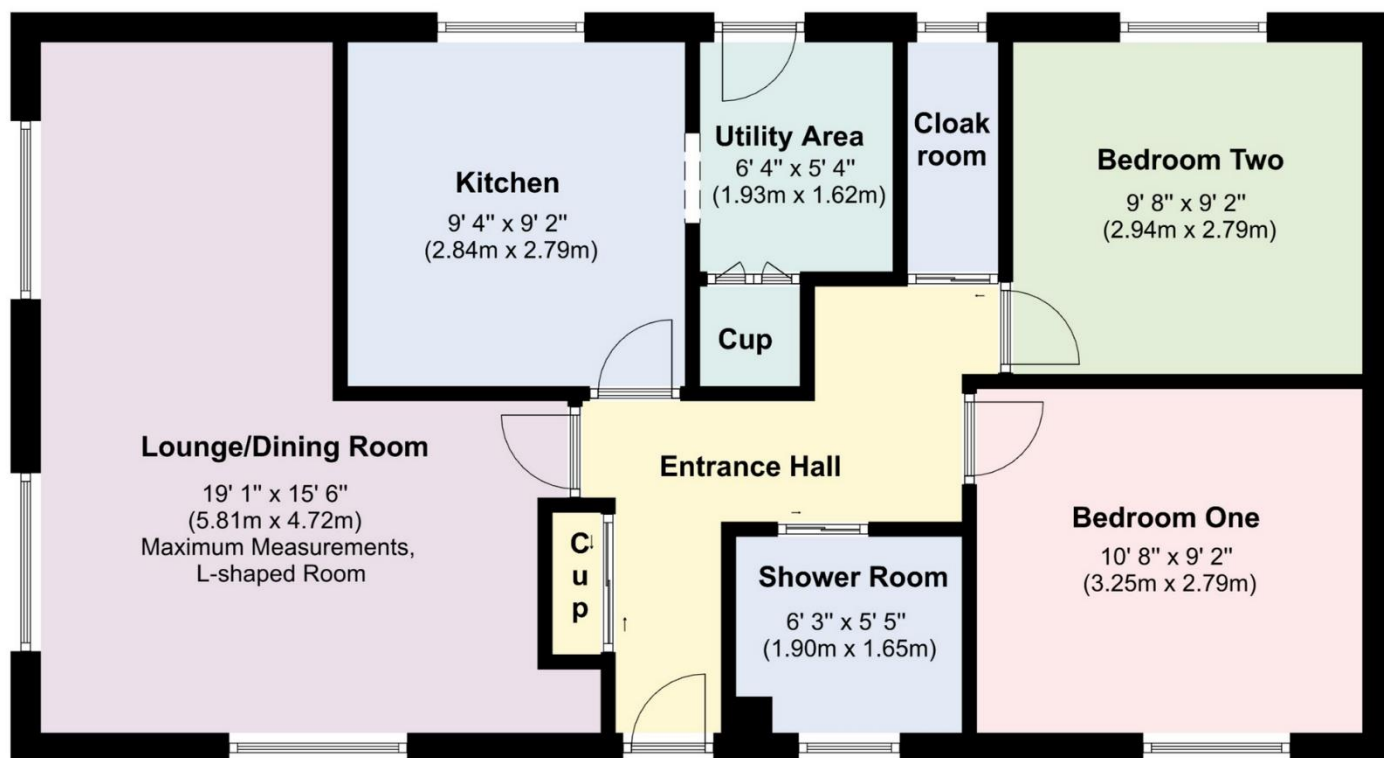
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Property Reference: P2912

Council Tax Band: B

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



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The Accommodation Comprises:-

Part double glazed composite front door to:

Entrance Hallway:-

Built-in storage cupboard, electric heater, textured ceiling. Doors to:

Lounge/Dining Room:-

19' 1" x 15' 6" (5.81m x 4.72m) Maximum Measurements, L-shaped Room

A dual aspect room with UPVC double glazed windows to the front and side elevations, two electric heaters, TV aerial point, a dining area with space for table and chairs if required and coving to textured ceiling.



Fitted Kitchen:-

9' 4" x 9' 2" (2.84m x 2.79m)

UPVC double glazed window to the rear elevation, the kitchen is fitted with a matching range of base and eye level units with roll top work surfaces, one and a half bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in eye level oven and grill, electric hob with extractor above, textured ceiling, electric heater. Walkway to:



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Utility Area:-

6' 4" x 5' 4" (1.93m x 1.62m)

Built-in airing cupboard, space and plumbing for washing machine and fridge/freezer, textured ceiling. UPVC part double glazed door leading to the garden.



Bedroom Two:-

9' 8" x 9' 2" (2.94m x 2.79m)

UPVC double glazed window to the rear elevation, electric heater and textured ceiling.



Bedroom One:-

10' 8" x 9' 2" (3.25m x 2.79m)

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, electric heater and textured ceiling.



Shower Room:-

6' 3" x 5' 5" (1.90m x 1.65m)

Opaque eye level UPVC double glazed window to the front elevation, suite comprising shower cubicle with Triton electric shower, close couple WC, pedestal wash hand basin, tiled walls, heated towel rail, wood effect laminate flooring, an additional electric heater and coving to textured ceiling.



Separate Cloakroom:-

Opaque UPVC double glazed window to the rear elevation, close coupled WC, wall mounted wash hand basin, part tiled walls, wood effect laminate flooring and textured ceiling.

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Outside:-

The property benefits from a generous low maintenance corner plot garden with a patio area for entertaining purposes and views towards Portsmouth Harbour, water tap, there is also off street parking and a detached garage/workshop with up and over door and side courtesy door to the garden.



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Agents Note:-

The park home is on an all year round private residential site. The ground rent & pitch fee is currently £203.86 per month (£2446.32 per annum).

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