

## £685,000

PORTSVIEW AVENUE, PORTCHESTER, PO16 8LU



- Four Double Bedrooms (en-suite shower room)
- Entrance Hallway
- Lounge
- Dual Aspect Fitted Kitchen/Diner
- Separate Utility Room
- Study/Office
- Ground Floor & First Floor Bath/Shower Rooms
- Gas Central Heating & Double Glazed Windows
- Off Street Parking/Driveway & Garage/Workshop
- Generous Enclosed Rear Garden

### Portchester Office

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Property Reference: P2892

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



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## The Accommodation Comprises:-

Part double glazed composite front door with double glazed side panels to:

## Entrance Hallway:-

18' 9" x 8' 5" (5.71m x 2.56m)

Stairs leading to the first floor with under stair storage cupboard, engineered wooden flooring, radiator, flat ceiling, further built in storage cupboard. Doors to:



## Lounge:-

16' 8" Into Bay x 12' 4" (5.08m x 3.76m)

UPVC double glazed bay window to the front elevation, radiator, engineered wooden flooring and flat ceiling.



## Kitchen/Dining Room:-

22' 3" x 13' 8" (6.78m x 4.16m) Maximum Measurements

A light and airy dual aspect room with UPVC double glazed windows to the side and rear elevation overlooking the garden, the kitchen is fitted with a modern range of matching base, eye and larder style soft close units with Quartz work tops and matching up stands, stainless steel sink unit inset with mixer tap, built-in eye level oven with combi microwave above, integrated dishwasher and space for an American style fridge/freezer, there is also a matching island unit incorporating a breakfast bar with further storage below and built-in hob with extractor canopy above, tiled flooring throughout with under floor heating, dining area with space for table and chairs, an additional storage cupboard housing the metres, flat and vaulted ceiling with double glazed Velux window. UPVC double glazed doors overlooking and accessing the garden.



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### Utility Room:-

6' 9" x 6' 9" (2.06m x 2.06m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, a further range of matching storage units with Quartz worktops and matching up stands, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, tiled flooring with under floor heating and flat ceiling.



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## Study/Office:-

7' 8" x 6' 8" (2.34m x 2.03m)

UPVC double glazed window to the side elevation, radiator, engineered wooden flooring and flat ceiling.



## Bedroom Four:-

13' 3" Into Bay x 11' 9" (4.04m x 3.58m)

UPVC double glazed window to the front elevation, engineered wooden flooring, radiator and flat ceiling.



## Downstairs Bath & Shower Room:-

11' 7" x 10' 2" (3.53m x 3.10m) Maximum Measurements

Opaque UPVC double glazed window to the rear elevation, modern white suite comprising panelled bath with central mixer tap and shower attachment, WC with concealed cistern and shelf above, wash hand basin with mixer tap and vanity storage below, separate double shower cubicle with rainwater and handheld showers, tiled walls, chrome heated towel rail and flat ceiling with extractor.



## First Floor Landing:-

Flat ceiling with access to the loft, built in storage cupboard. Doors to:

## Bedroom One:-

15' 8" x 14' 5" (4.77m x 4.39m) Maximum Measurements

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, radiator, built-in double wardrobes, flat ceiling. Door to:



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## En Suite:-

11' 2" x 7' 1" (3.40m x 2.16m)

Opaque UPVC double glazed window to the rear elevation, modern white suite comprising double shower cubicle with rainwater and handheld showers, WC with concealed cistern and shelf above, his and hers wash hand basins with mixer taps and vanity storage below, tiled walls, chrome heated towel rail, further storage cupboard and flat ceiling with extractor.



## Bedroom Three:-

15' 6" x 9' 7" (4.72m x 2.92m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, radiator and flat ceiling.



## Bedroom Two:-

17' 5" x 12' 0" (5.30m x 3.65m)

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, radiator, built-in storage cupboard and flat ceiling.



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## Family Bath & Shower Room:- 10' 4" x 7' 3" (3.15m x 2.21m)

Opaque UPVC double glazed window to rear elevation, modern white suite comprising panelled bath with mixer tap and shower attachment, separate double shower cubicle with rainwater and handheld showers, WC with concealed cistern and shelf above, wash hand basin with mixer tap and vanity storage below, tiled walls, chrome heated towel and flat ceiling with extractor.



## Outside:-

To the front of the property there is a low maintenance shingle garden with shrubs inset and brick retaining wall. The property also benefits from block paved off street parking with electric car charging port and a driveway for several vehicles leading to the brick built garage/workshop with up/over door and side courtesy door.



## Rear Garden:-

A wooden gate then leads to the generous enclosed rear garden with a patio area for entertaining purposes, the remainder is mainly laid to lawn with further shrub borders, water tap, block paved pathway with an additional seating area and a greenhouse to remain.



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