

## £350,000

### MERTON CRESCENT, PORTCHESTER, PO16 9NF



- Two Double Bedrooms
- Entrance Hallway
- Lounge/Diner With Wood Burner
- Fitted Kitchen
- Study Area
- Ground Floor Bathroom
- First Floor En-Suite Shower Area
- Gas Central Heating
- Double Glazed Windows
- Off Street Parking
- Enclosed South Facing Garden With Summer House

#### Portchester Office

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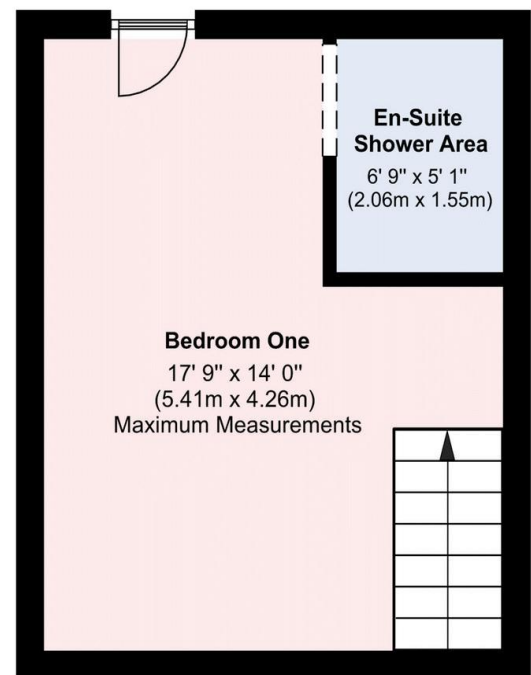
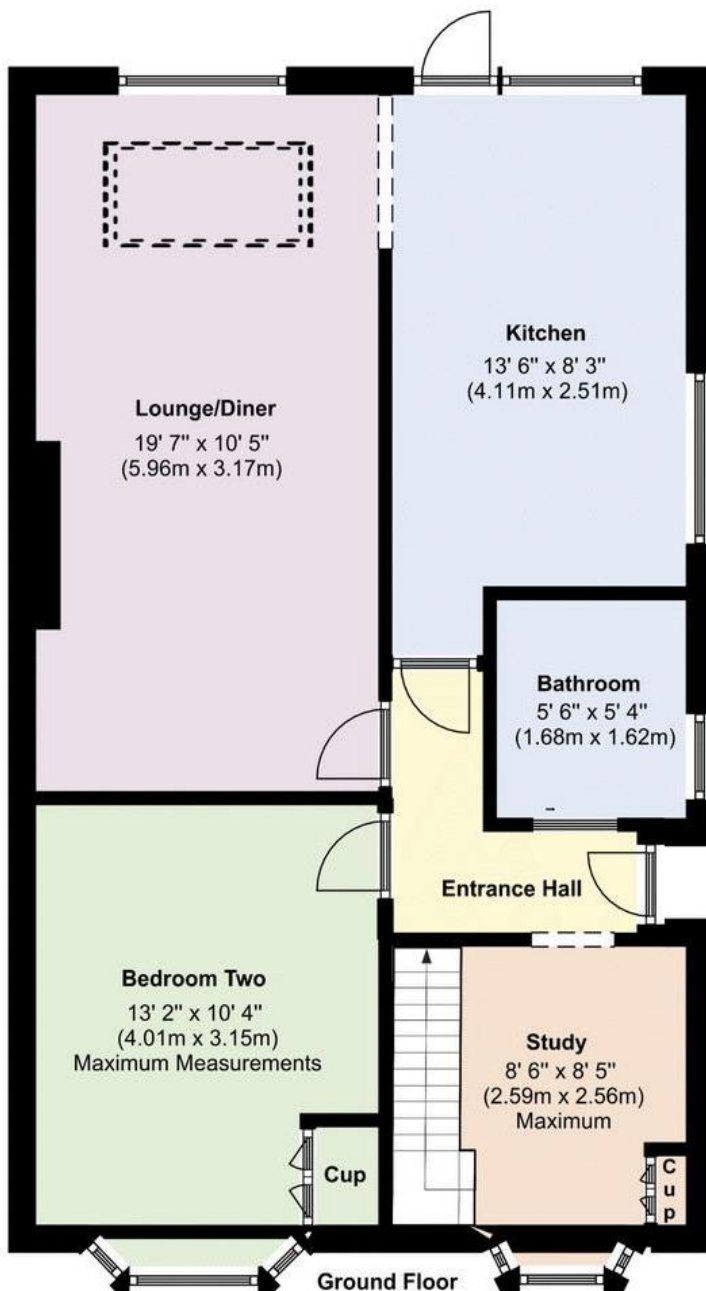
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Property Reference: P2706

Council Tax Band: C

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



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## The Accommodation Comprises:-

Part double glazed composite front door into:

### Entrance Hall:-

Wood effect laminate flooring, picture rail and textured ceiling. Doors to:

### Lounge/Diner:-

19' 7" x 10' 5" (5.96m x 3.17m)

UPVC double glazed window to rear elevation overlooking the garden, fireplace with wood burner inset, tiled hearth and wooden mantle shelf over, TV aerial point, contemporary vertical radiator, wood effect laminate flooring and textured ceiling, dining area with space for table and chairs and flat ceiling with spotlighting and feature ceiling lantern inset. Walkway to:



### Kitchen:-

13' 6" x 8' 3" (4.11m x 2.51m)

A dual aspect room with UPVC double glazed windows to side and rear elevations, fitted range of modern base and eye level units, replacement worktops, single bowl single drainer sink unit with mixer tap, part tiled walls, built-in eye level oven and microwave, electric hob with extractor canopy over and splashback, space and plumbing for washing machine, space for tumble dryer, contemporary vertical radiator, wood effect laminate flooring, space for fridge/freezer, flat ceiling with spotlighting inset and UPVC part double glazed door leading to rear garden.



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## Study Area:-

8' 6" x 8' 5" (2.59m x 2.56m) Maximum Measurements

UPVC double glazed bow window to front elevation with fitted shutter blinds, contemporary radiator, stairs to first floor, under stairs storage cupboard, wood effect laminate flooring, built-in storage cupboard housing gas central heating boiler and textured ceiling.



## Bedroom Two:-

13' 2" x 10' 4" (4.01m x 3.15m)

UPVC double glazed bow window to front elevation with fitted shutter blinds, contemporary radiator, built-in storage cupboard housing meters, wood effect laminate flooring and flat ceiling.



## Bathroom:-

5' 6" x 5' 4" (1.68m x 1.62m)

Opaque UPVC double glazed to side elevation, modern white suite comprising: panelled bath with mixer tap and handheld shower attachment, shower screen, wall mounted wash hand basin with mixer tap and vanity storage below, close coupled WC, heated towel rail, part tiled walls, wood effect laminate flooring and flat ceiling.



## First Floor Accommodation:-

### Bedroom One:-

17' 9" x 14' 0" (5.41m x 4.26m) max

Floor to ceiling UPVC double glazed door to rear elevation with fitted blind overlooking the garden and views of the harbour in the distance, contemporary vertical radiator, flat and sloping ceiling, TV aerial point and access to eaves storage. Open plan walkway to:



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## En-Suite Shower Area:-

6' 9" x 5' 1" (2.06m x 1.55m)

Suite comprising: tiled double shower cubicle and screen, close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, flat and sloping ceiling, chrome heated towel rail and extractor.



## Outside:-

Off street parking available to the front of the property. A wooden side gate gives pedestrian access to:



## Rear Garden:-

South facing, enclosed patio area for entertaining purposes, water tap, Astro turf lawn, shrub borders and wooden summer house (to remain).



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