

£525,000

CADOR DRIVE, PORTCHESTER, PO16 9EP



- Four Bedrooms (en-suite Bathroom)
- Entrance Lobby & Downstairs Cloakroom
- Lounge & Dining Area
- Fitted Kitchen
- Conservatory Overlooking The Garden
- First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Off Street Parking & Integral Garage/Workshop
- Corner Plot Garden

Portchester Office

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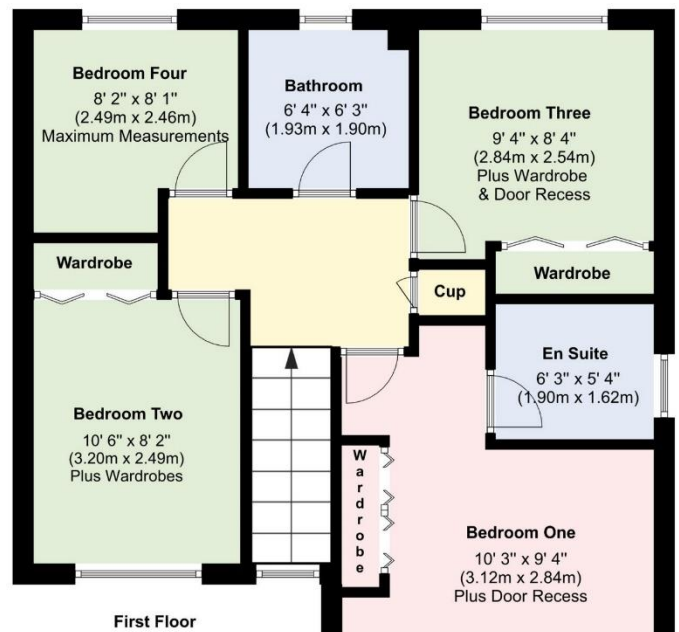
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Property Reference: P2894

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	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 into:

Entrance Lobby:-

Half height panelling to the wall, coving to textured ceiling. Part glazed internal door to the lounge and further door to:



Downstairs Cloakroom:-

Opaque UPVC double glazed window to the front elevation, suite comprising close coupled WC, wall mounted wash hand basin with mixer tap and handheld shower attachment, tiled splashback, chrome heated towel rail and coving to textured ceiling.



Dining Room:-

9' 6" x 9' 2" (2.89m x 2.79m)

Radiator, space for a table and chairs, dado rail, coving to textured ceiling. Double glazed sliding patio door leading to:



Lounge:-

16' 2" x 15' 9" (4.92m x 4.80m) Maximum Measurements

A dual aspect room with UPVC double glazed bay window to the front elevation and further double glazed window to the side elevation, feature brick fireplace with remote control electric fire inset, stairs leading to the first floor with under stairs storage cupboard, dado rail, coving to textured ceiling. Part glazed door to the kitchen and further glazed double doors to:

Conservatory:-

12' 11" x 11' 3" (3.93m x 3.43m)

Double glazed windows and doors overlooking and accessing the garden and power connected.

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Kitchen/Breakfast Room:-
15' 0" x 8' 9" (4.57m x 2.66m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, the kitchen is fitted with a modern range of base, eye and larder style soft close units with granite worktops and matching up stands, one and half bowl sink unit inset with mixer tap, built-in eye level oven and grill, induction hob with extractor canopy above and splash back, radiator, space for an additional table and chairs if required, recess for fridge/freezer, space and plumbing for dishwasher, integral door leading to garage/workshop and further UPVC double glazed door to the garden.



First Floor Landing:-

UPVC double glazed window to the front elevation, built-in airing cupboard, coving to textured ceiling. Doors to:

Bedroom One:-
10' 3" x 9' 4" (3.12m x 2.84m) Plus Door Recess

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, built-in wardrobes, sink unit with mixer tap, vanity storage below and tiled surround, radiator, coving to textured ceiling. Door to:



En-Suite Bathroom:-
6' 3" x 5' 4" (1.90m x 1.62m)

Opaque UPVC double glazed window to the side elevation, white suite comprising panelled bath with mains shower over and screen, close coupled WC, chrome heated towel rail, part tiled walls and coving to textured ceiling.

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Bedroom Two:-

10' 6" x 8' 2" (3.20m x 2.49m) Plus Wardrobes

UPVC double glazed window to the front elevation with views towards Portsmouth Harbour, radiator, built-in wardrobes, wood effect laminate flooring and coving to textured ceiling.



Bedroom Four:-

8' 2" x 8' 1" (2.49m x 2.46m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, radiator, coving to textured ceiling and access to loft via a fitted ladder.



Bedroom Three:-

9' 4" x 8' 4" (2.84m x 2.54m) Plus Wardrobe & Door Recess

UPVC double glazed window to the rear elevation overlooking the garden, radiator, built-in wardrobes and coving to textured ceiling.



Family Bathroom:-

6' 4" x 6' 3" (1.93m x 1.90m)

Opaque UPVC double glazed window to the rear elevation, white suite comprising panelled bath with Mira mains shower over and screen, close coupled WC, wash and basin with vanity storage below, part tiled, part water proof panelling to the walls, chrome heated towel rail, wood effect laminate flooring and coving to textured ceiling.

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Rear Garden:-

Wooden gates to both sides of the property lead to the enclosed rear garden with a patio area for entertaining purposes, water tap and outside power sockets, the remainder is laid to lawn with shrubs inset, the two sheds and a summer house will remain.

Outside:-

The property benefits from a corner plot garden with block paved off street parking to the front and a lawn section. There is also an integral garage/workshop with power connected and roller door, a utility section with space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler and integral door to the kitchen.



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