

OFFERS IN EXCESS OF £525,000

ROMSEY AVENUE, PORTCHESTER, PO16 9SZ



- Four Bedrooms
- Entrance Hallway
- Lounge
- Open Plan Fitted Kitchen/Dining/Family Room
- First Floor Bath/Shower Room
- Gas Central Heating, Double Glazed Windows & Bi-Folding Doors
- Generous Enclosed Corner Plot Rear Garden
- 18' x 16' Cabin/Studio & Covered Seating Area
- Off Street Parking
- Garage & Additional Workshop

Portchester Office

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www.fenwicks-estates.co.uk

Property Reference: P2906

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 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:-

Covered entrance with part double glazed composite front door with double glazed side panels to:

Entrance Hall:-

Stairs leading to the first floor with under stairs storage cupboard housing the metres and gas central heating boiler, radiator, tiled flooring, coving to flat ceiling. Replacement glazed doors to:

Lounge:-

16' 0" x 12' 6" (4.87m x 3.81m)

UPVC double glazed window to the front elevation, radiator, TV aerial point, gas fire and coving to flat ceiling.



Open Plan Kitchen/Dining/Family Room:-

21' 3" x 18' 6" (6.47m x 5.63m) Maximum Measurements

A spacious dual aspect room with UPVC double glazed windows to the side and rear elevations, the kitchen is fitted with an extensive range of modern base, eye and larger style soft close units with worktops over, one and a half bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in eye level electric oven, space and plumbing for washing machine, dishwasher and tumble dryer, recess for tall fridge/freezer, matching island unit/breakfast bar with five ring gas hob inset and extractor canopy above, seating area with feature multi-fuel burner dining area with space for a table and chairs if required, TV aerial point, tiled flooring throughout, flat ceiling the spotlights inset. UPVC double glazed bi-folding doors overlooking and accessing the garden.



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First Floor Landing:-

UPVC double glazed window to the side elevation, coving to flat ceiling with access to the loft. Doors to:



Bedroom One:-

12' 8" x 10' 8" (3.86m x 3.25m)

UPVC double glazed window to the front elevation with fitted shutter blinds, radiator and flat ceiling.



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Bedroom Two:-

11' 6" x 10' 9" (3.50m x 3.27m)

UPVC double glazed window to the rear elevation, wardrobe recess with hanging and shelving, radiator and flat ceiling.



Bedroom Three:-

11' 8" x 7' 5" (3.55m x 2.26m)

UPVC double glazed window to the rear elevation radiator and coving to flat ceiling.



Bedroom Four:-

9' 6" x 7' 4" (2.89m x 2.23m)

UPVC double glazed window to the front elevation, radiator, storage recess and coving to flat ceiling.

Family Bath & Shower Room:-

8' 6" x 7' 3" (2.59m x 2.21m)

Opaque UPVC double glazed windows to the side elevation, white suite comprising double ended panelled bath with central mixer tap and retractable shower attachment, close coupled WC, wash hand basin with mixer tap and vanity storage below, separate shower cubicle with Triton electric shower, matching floor and wall tiling, chrome heated towel rail and flat ceiling with extractor.



Outside:-

To the front of the property there's off street parking available and side access leading to an additional parking area and garage with up/over door, power connected and UPVC part double glazed courtesy door to the garden.

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Rear Garden:-

A wooden gate leads to an established enclosed corner plot garden ideal for entertaining purposes with a generous sized Travertine patio area with fire pit and wrought iron railings, the majority of the garden is laid to lawn with mature hedging and trees, there is a vegetable section with greenhouse to remain, further seating and play areas for children, there is also an impressive 16' x 18' foot (approx.) multi use detached cabin/studio with dual aspect UPVC double glazed windows and doors, a vaulted ceiling with two additional Velux windows for natural light, exposed wooden flooring, TV aerial point, bar area and power connected and an outside covered seating area/pergola overlooking the main garden.



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Cabin/Studio:-



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