

£320,000

SEDGEFIELD CLOSE, PORTCHESTER BORDERS, PO6 4RG



- Three Bedrooms
- Entrance Porch & Hallway
- Lounge/Dining Room
- UPVC Conservatory
- Fitted Kitchen
- Modern First Floor Bathroom
- Gas Central Heating & Double Glazed Windows
- Block Paved Off Street Parking
- Integral Garage/Workshop
- Enclosed Low Maintenance Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

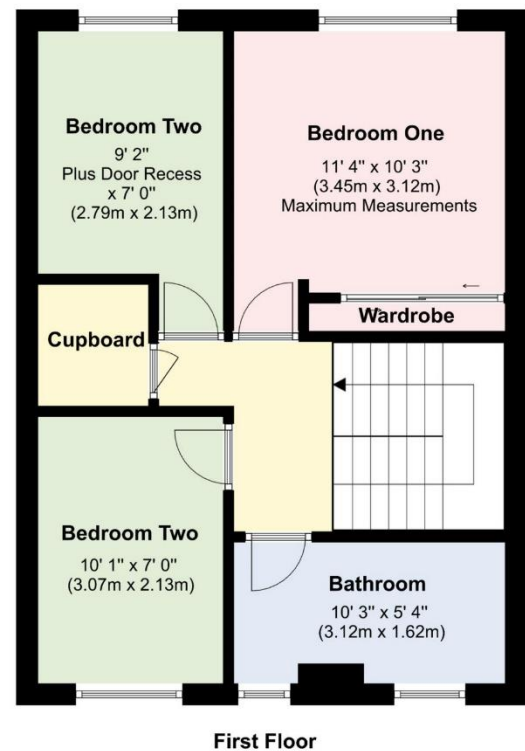
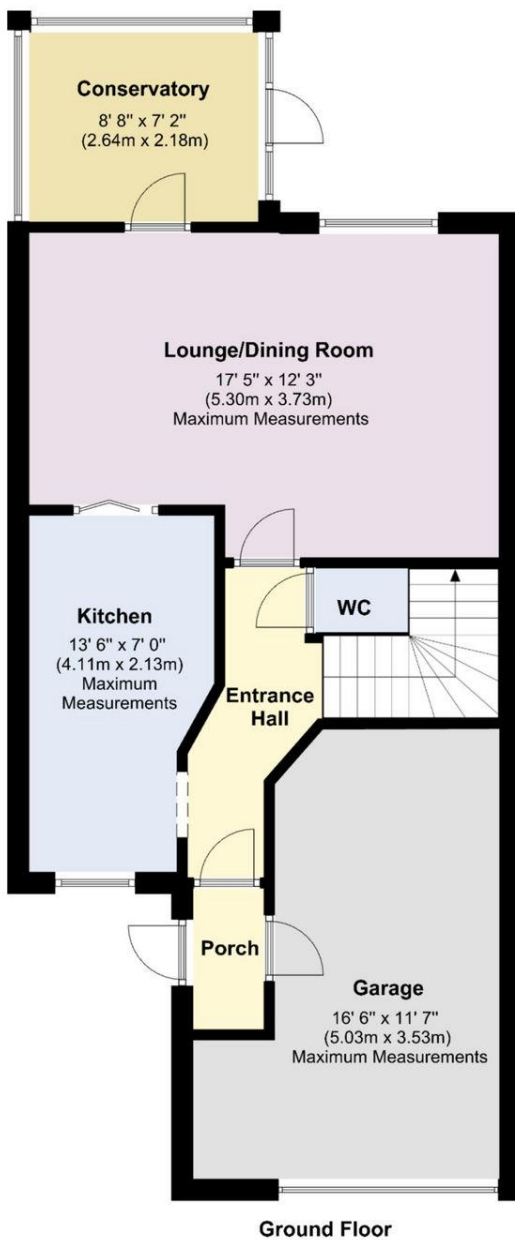
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Property Reference: P2923

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 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:-

UPVC part double glazed front door leading to:

Entrance Porch:-

Coving to flat ceiling, internal door to the garage/workshop. Further UPVC door to:

Entrance Hall:-

Stairs leading to the first floor, radiator, dado rail, coving to flat ceiling with spotlights inset. Doors and walkway to:

WC:-

WC, panelling to the walls, textured ceiling and extractor.

Kitchen:-

13' 6" x 7' 0" (4.11m x 2.13m) Maximum Measurements

UPVC double glazed window to the front elevation, the kitchen is fitted with a range of base, eye and larder style storage cupboards with roll top work surfaces, single bowl single drainer stainless steel sink with a mixer tap and part tiled walls, built-in oven and hob, concealed extractor, space and plumbing for washing machine and dishwasher, recess for a fridge/freezer, tiled flooring, textured ceiling. Door to the lounge/dining room.



Lounge/Dining Room:-

17' 5" x 12' 3" (5.30m x 3.73m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the garden, radiator, TV aerial point, dining area with space for table and chairs if required, coving to flat ceiling. UPVC part double glazed door to:



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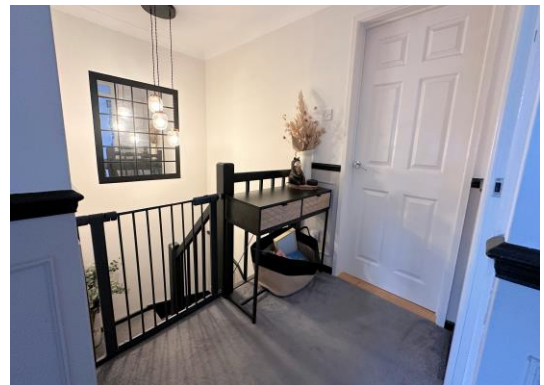
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First Floor Landing:-

Walk-in storage cupboard housing the gas central heating boiler, coving to flat ceiling with access to loft. Doors to:



Bedroom One:-

11' 4" x 10' 3" (3.45m x 3.12m) Maximum Measurements

UPVC double glazed window to the rear elevation, radiator, built-in mirror fronted wardrobes and coving to flat ceiling.



Conservatory:-

8' 8" x 7' 2" (2.64m x 2.18m)

UPVC double glazed windows and doors overlooking and accessing the garden, power connected and tiled flooring.

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Bedroom Two:-
10' 1" x 7' 0" (3.07m x 2.13m)

UPVC double glazed window to the front elevation, radiator and textured ceiling.



Bedroom Three:-
9' 2" Plus Door Recess x 7' 0" (2.79m x 2.13m)

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



Bathroom:-
10' 3" x 5' 4" (3.12m x 1.62m)

Opaque UPVC double glazed windows to the front elevation, modern white suite comprising panelled bath with central mixer tap, an additional rainwater and handheld shower with screen, close coupled WC, wash hand basin with mixer tap and vanity storage below, radiator, part tiled walls, chrome heated towel rail, flat ceiling with spotlights inset and extractor.



Outside:-

Block paved off street parking to the front leading to the integral garage/workshop with up and over door, power connected and an internal door to the property.



Rear Garden:-

Rear pedestrian access and wooden gate lead to the enclosed low maintenance garden with raised decking for entertaining purposes, Astroturf lawn and a wooden shed to remain.

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Agents Note:-

We have been advised by the sellers there is a charge of £22.00 per annum to Portsmouth City Council for use of the rear pedestrian access.

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