

Offers in Excess of £265,000

THE PEREGRINES, PORTCHETER, PO16 8NA



- One Double Bedroom
- Open Plan Lounge/Diner/Kitchen
- Fitted Kitchen
- Lounge/Dining Area Overlooking & Accessing The Garden
- Modern Re-Fitted Shower Room
- Double Glazed Windows
- Gas Central Heating
- Off Street Parking
- Low Maintenance West Facing Garden
- No Onward Chain

Portchester Office

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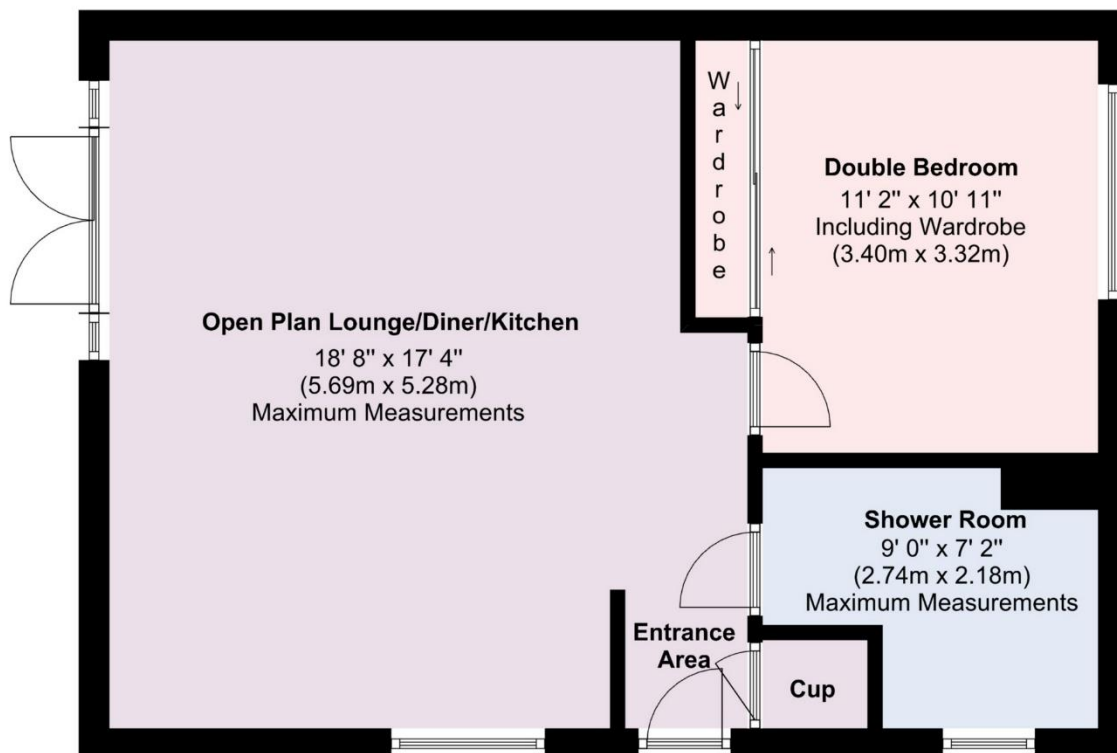
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Property Reference: P2879

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	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 to:

Entrance Area:-

Built-in storage cupboard with space and plumbing for washing machine and wall mounted gas central heating boiler.

Open Plan Lounge/Diner/Kitchen:-

18' 8" x 17' 4" (5.69m x 5.28m) Maximum Measurements



Kitchen/Dining Area:-

UPVC double window to front elevation, modern range of fitted base, eye and larder style soft close storage cupboards with underlighting to wall units, roll top work surfaces, one and a half bowl stainless steel sink unit inset with a mixer tap and part tiled walls, matching island unit with additional storage below, solid wood worktop and breakfast bar area, built-in eye level oven and grill, gas hob with concealed extractor above, built-in fridge/freezer, integrated dishwasher, oak wooden flooring and flat ceiling with spotlights inset. Leading to:



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Lounge Area:-

UPVC double glazed French doors with matching side panels overlooking and accessing the West facing rear garden, TV aerial point, radiator, continuation of oak wooden flooring and flat ceiling with spotlights inset.



Double Bedroom:-

11' 2" x 10' 11" Into Wardrobe Area (3.40m x 3.32m) Maximum Measurements

UPVC double glazed window to the side elevation, radiator, built-in wardrobes and flat ceiling with spotlighting inset.



Shower Room:-

9' 0" x 7' 2" (2.74m x 2.18m) Maximum Measurements

Opaque UPVC double glazed window to the front elevation, modern white suite comprising double shower cubicle with rainwater shower head, additional hand held shower and glass screen, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap and soft close vanity storage above and below, tiled walls with fitted mirror, chrome heated towel rail and flat ceiling with spotlights inset and extractor.



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Outside:-

Open plan front garden mainly laid to lawn with flower/shrub borders and off street parking. A wooden gate to the side allows pedestrian access to:



Rear Garden:-

An enclosed low maintenance West facing patio style garden with space for table and chairs for socialising and entertaining purposes, shrub borders, mature hedging and water tap.



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