

## OFFERS IN EXCESS OF £300,000

LONSDALE AVENUE, PORTCHESTER, PO16 9NP



- Two Bedrooms
- Entrance Porch & Hallway
- Lounge
- Dual Aspect Kitchen/Dining Room
- UPVC Conservatory
- Shower Room
- Gas Central Heating & Double Glazed Windows
- Enclosed Rear Garden
- Garage/Workshop
- NO CHAIN AHEAD

### Portchester Office

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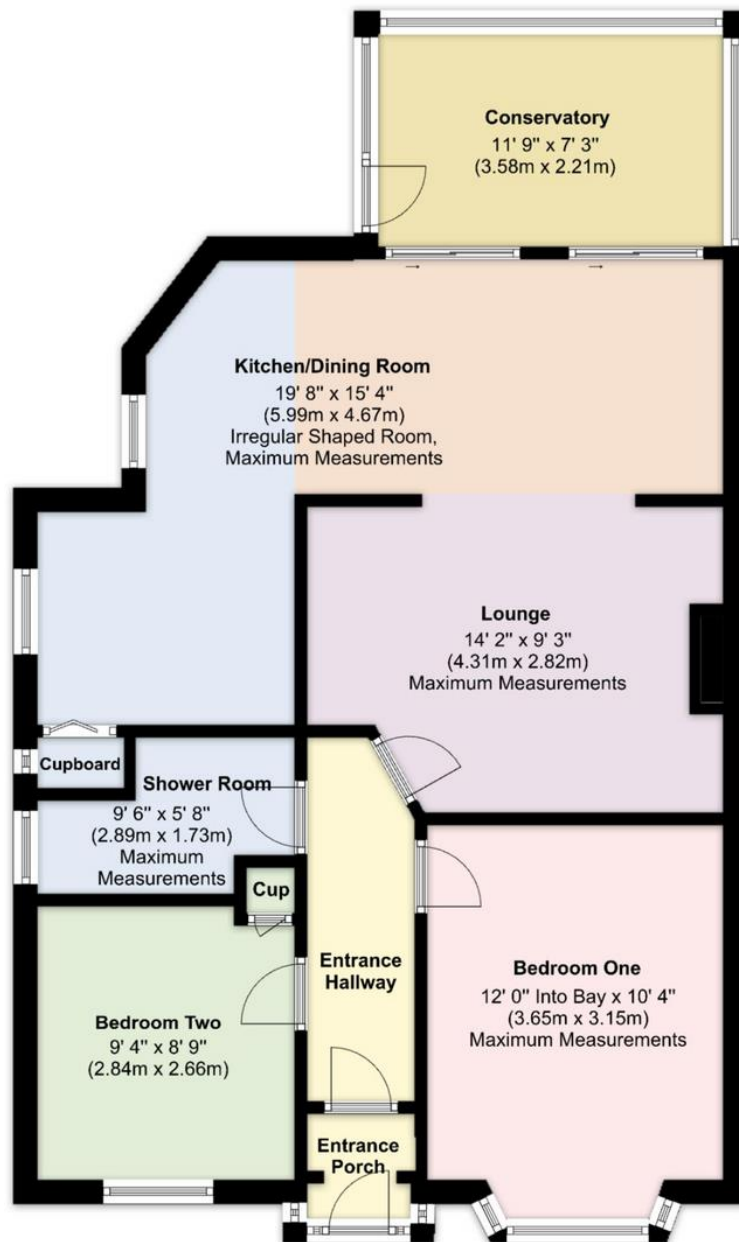
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Property Reference: P2880

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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 double glazed front door with matching side panels leading to:

## Entrance Porch:-

Further double glazed door to:

## Entrance Hallway:-

Radiator, coving to textured ceiling. Doors to:

## Lounge:-

14' 2" x 9' 3" (4.31m x 2.82m) Maximum Measurements

Feature fireplace with tiled hearth, TV aerial point, radiator, coving to textured ceiling. Archway to:



## Kitchen/Dining Room:-

19' 8" x 15' 4" (5.99m x 4.67m) Irregular Shaped Room, Maximum Measurements

A dual aspect room with opaque UPVC double glazed windows to side elevation, the kitchen is fitted with a range of base, eye and glass display units, roll top worksurfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, built in eye level oven, gas hob, concealed space and plumbing for washing machine, space for under counter fridge or fridge, wall mounted gas central heating boiler. Dining area with space for tables and chairs, radiator, coving to textured ceiling. UPVC double glazed doors leading to:



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### Bedroom One:-

12' 0" Into Bay x 10' 4" (3.65m x 3.15m) Maximum Measurements

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



### Conservatory:-

11' 9" x 7' 3" (3.58m x 2.21m)

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

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**Bedroom Two:-**  
9' 4" x 8' 9" (2.84m x 2.66m)

UPVC double glazed window to the front elevation, radiator, built in storage cupboard and coving to textured ceiling.



**Shower Room:-**  
9' 6" x 5' 8" (2.89m x 1.73m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, white suite comprising shower cubicle, wash hand basin with vanity storage below, WC with concealed cistern and shelf above, tiled walls, radiator and coving to textured ceiling with access to the loft.



**Outside:-**

To the front of the bungalow there is a shingle front garden with brick retaining wall. Shared side access leads to the garage/workshop with double opening front doors and power connected.



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## Rear Garden:-

A wooden gate takes you to the enclosed low maintenance rear garden with a patio area for entertaining purposes, shingle beds inset with raised borders and a brick built shed with double glazed window and door.



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