Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£350,000

SOUTHAMPTON ROAD, PORTSMOUTH, PO6 4RX

- Three Bedrooms
- Entrance Lobby
- 17' x 15 Lounge/Dining Room with Harbour Vie
- Fitted Kitchen
- 17' x 9' Conservatory
- First Floor Bathroom
- Gas Central Heating
- Double Glazed Windows
- Low Maintenance Rear Garden
- Off Street Parking To The Rear

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: jane.benfield@fenwicks-estates.co.uk
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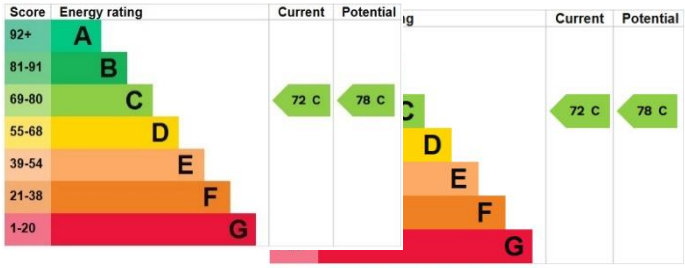
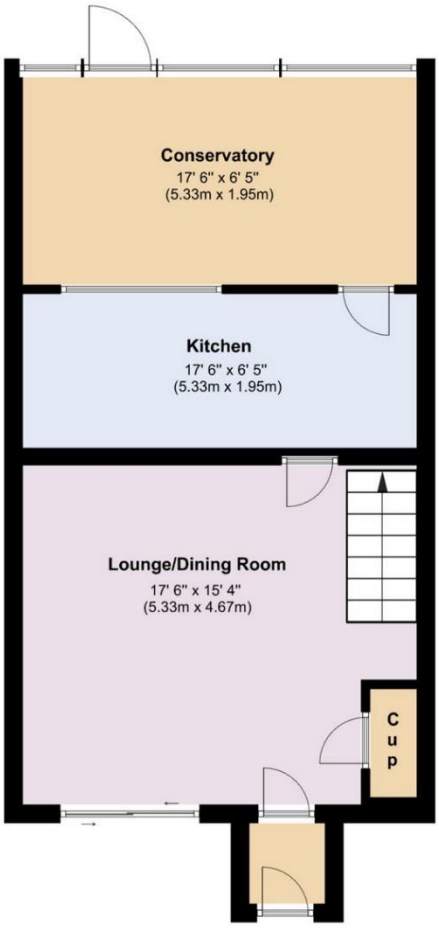
Property Reference: P2959

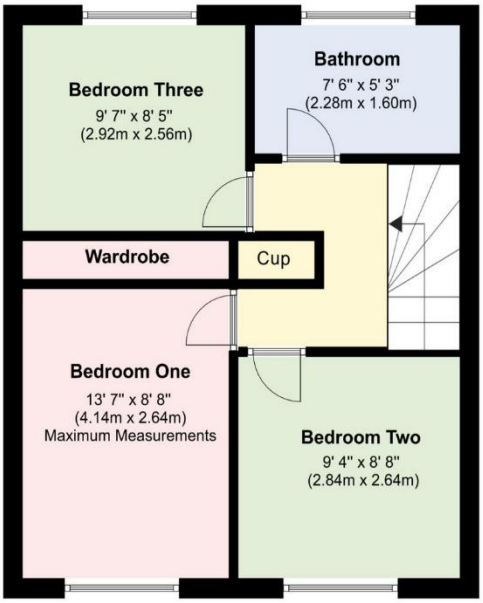
Council Tax Band: C



Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

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The Accommodation Comprises:-

Part double glazed composite front door to:

Entrance Lobby:-

Tiled flooring, flat ceiling and glazed internal door:

Lounge/Dining Room:-
17' 6'' x 15' 4'' (5.33m x 4.67m)

UPVC double glazed sliding patio door to the front elevation overlooking and accessing the patio and front garden with views towards Portsmouth Harbour and Portchester Castle, stairs leading to the first floor, TV aerial point, radiator, space for a table and chairs if required, built in storage cupboard, flat ceiling. Glazed internal door to:

Kitchen:-
17' 6'' x 6' 5'' (5.33m x 1.95m)

UPVC double glazed window to the rear elevation. The kitchen is fitted with a modern range of base, eye and larder style soft close units, worktops with matching upstands, single bowl single drainer sink unit inset with mixer tap, built in eye level oven and microwave, ceramic hob with concealed extractor above, space and plumbing for washing machine, dishwasher and tumble dryer, recess for American style fridge/freezer, wall mounted gas central heating boiler, tiled flooring, flat ceiling. Double glazed door to:

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Conservatory:-
17' 6'' x 9' 0'' (5.33m x 2.74m)

UPVC double glazed windows and door overlooking and accessing the rear garden, radiator, space for an additional table and chairs if required, tiled flooring and power connected.

First Floor Landing:-

Built in storage cupboard, textured ceiling. Doors to:

Bedroom One:-
13' 7'' x 8' 8'' (4.14m x 2.64m)

UPVC double glazed window to the front elevation with stunning views towards Portsmouth Harbour and beyond, radiator, built in mirror fronted wardrobes and textured ceiling.

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Bedroom Two:-
9' 4'' x 8' 8'' (2.84m x 2.64m)

UPVC double glazed window to the front elevation with stunning views, radiator, built in storage cupboards and textured ceiling.

Bedroom Three:-
9' 7'' x 8' 5'' (2.92m x 2.56m)

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

Bathroom:-
7' 6'' x 5' 3'' (2.28m x 1.60m)

Opaque UPVC double glazed windows to the rear elevation. White suite comprising panelled bath with mixer tap, Triton electric shower and screen, pedestal wash hand basin, close coupled WC. part tiled walls, chrome heated towel rail, tiled flooring and flat ceiling.

Outside:-

The property is ideally positioned and has a front garden laid mainly to lawn with a mature hedge and brick retaining wall, their is also a patio area to enjoy the stunning views towards Portsmouth Harbour and Portchester Castle. Vehicular access via Farmlea Road leads to the off street parking and a wrought iron gate to the rear garden.

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Rear Garden:-

The enclosed paved rear garden is low maintenance with a water tap and wooden storage sheds to remain, one of which has power connected.

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