

OFFERS IN EXCESS OF £425,000

THE CROSSWAY, PORTCHESTER, PO16 8NQ



- Three Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Fitted Kitchen
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Off Street Parking
- Wooden Garage/Workshop
- Generous South Facing Garden
- Insulated Detached Self Contained Annex

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

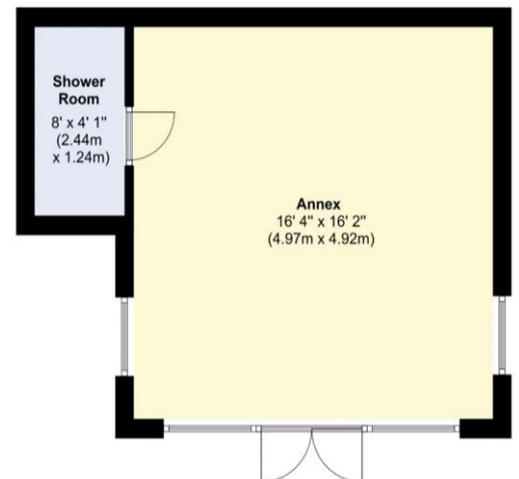
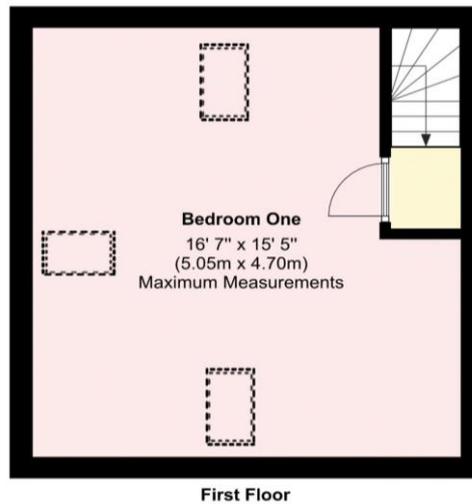
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Property Reference: P2849

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 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 into:

Entrance Hall:-

Wood effect laminate flooring, radiator, flat ceiling, doors to ground floor bedrooms and bathroom. Walkway too:

Lounge/Kitchen/Diner:-

21' 6" x 19' 5" (6.55m x 5.91m) Maximum Measurements



Kitchen/Dining Area:-

Modern range of matching base, eye level and glass display units with under lighting to wall units, matching larder cupboard housing the gas central heating boiler, work surfaces, single bowl sink unit with an extendable mixer tap, part tiled walls, built-in oven and microwave, matching island unit with five ring gas hob inset, extractor canopy over and additional storage below, integrated fridge/freezer, washing machine and tumble dryer, space and plumbing for dishwasher, two modern vertical radiators, space for a table and chairs, flat ceiling with spotlighting and ceiling lantern inset, wood effect laminate flooring, and bi-folding doors overlooking and accessing the rear garden.



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Lounge Area:-

Stairs to first floor, TV aerial point, internal window to hallway, continuation of wood effect laminate flooring, flat ceiling and smoke detector.



Bedroom Two:-

15' 4" Into Bay x 11' 8" (4.67m x 3.55m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, wood effect laminate flooring and flat ceiling with central rose.



Bedroom Three:-

8' 9" x 8' 8" (2.66m x 2.64m)

UPVC double glazed window to front elevation, radiator, wood effect laminate flooring and flat ceiling.



Bathroom:-

5' 9" x 5' 4" (1.75m x 1.62m)

Opaque UPVC double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and Mira mains shower over, shower screen, close coupled WC, pedestal wash hand basin with mixer tap, tiled walls, chrome heated towel rail, tiled flooring, shaver socket and flat ceiling with extractor light.

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First Floor Landing:-

Flat and sloping ceiling. Door to:

Bedroom One:-

16' 7" x 15' 5" (5.05m x 4.70m) Maximum Measurements

A triple aspect room with double glazed Velux windows to front, side and rear elevations with fitted blinds, access to eaves storage, flat and sloping part beamed ceiling, two radiators and wood effect laminate flooring.



Outside:-

Block paved off street parking available to front and side access leads to detached wooden workshop with power and light connected. A wooden gate give access to:



Rear Garden:-

South facing, generous size, enclosed, block paved patio area for entertaining purposes, the remainder is laid mainly to lawn with a pathway leading to the detached annex.



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Annex:-

16' 4" x 16' 2" (4.97m x 4.92m)

A separate detached annex with double glazed windows to front and side elevations, part double glazed doors opening onto an additional patio area and the garden, fully insulated walls, ceiling and floor, a fitted kitchen area with base and eye level units, roll top work surface, single bowl sink unit with mixer tap, built-in oven with hob and extractor over, space for fridge/freezer, electric heaters and spotlighting. Door to:



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Shower Room:-

8' x 4' 1" (2.44m x 1.24m)

Triton electric shower, shower screen, close coupled WC, wash hand basin inset vanity unit with mixer tap, waterproof shower wall, spotlighting and extractor.



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