

OFFERS IN EXCESS OF £310,000

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

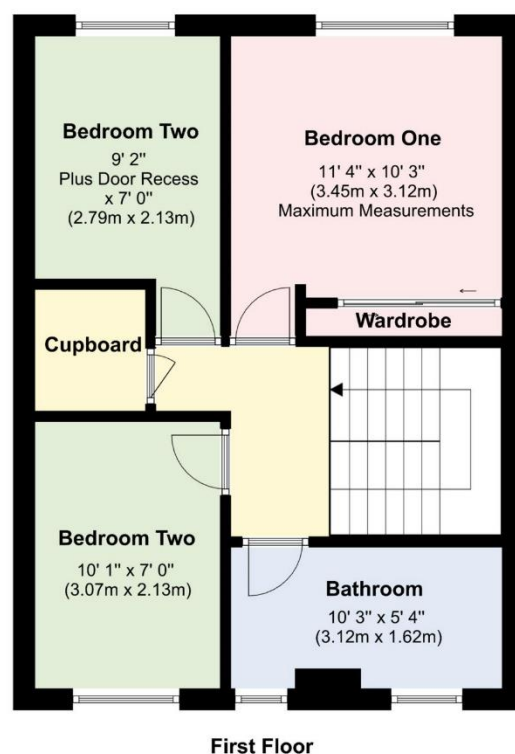
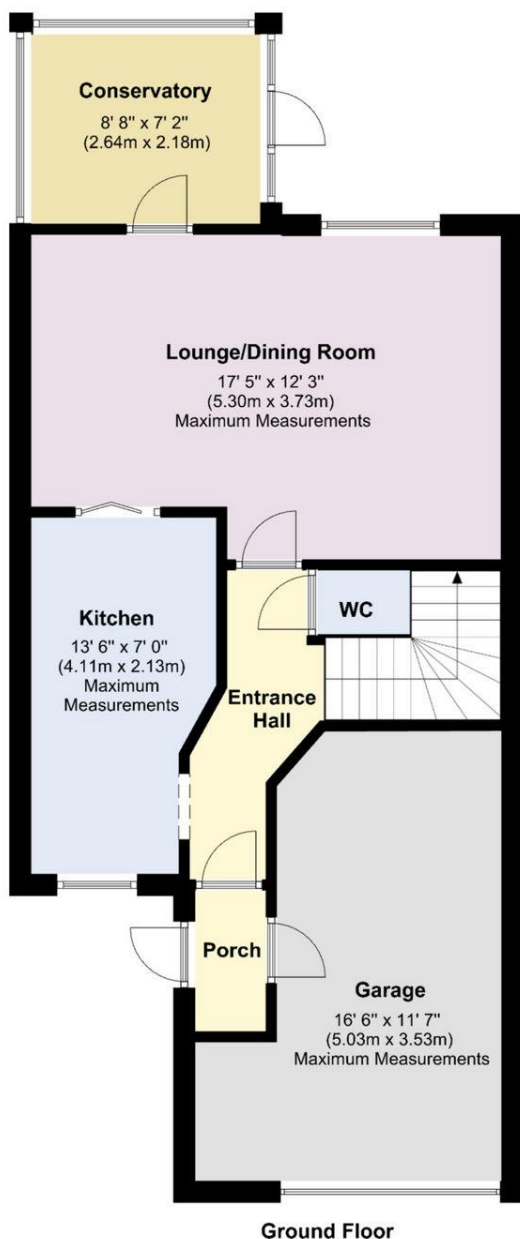
www.fenwicks-estates.co.uk

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)



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



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:



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

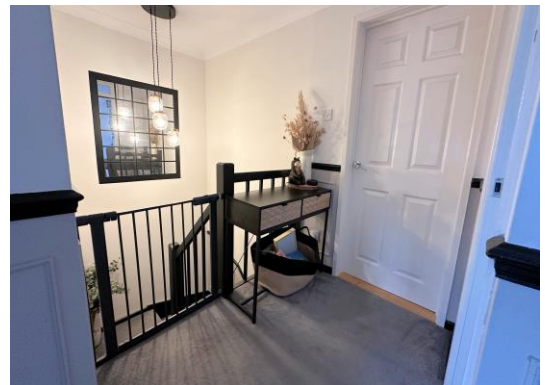
Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



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.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Bedroom One:-

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.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



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.

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk