Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

£350,000

HILL ROAD, PORTCHESTER, PO16 8LD

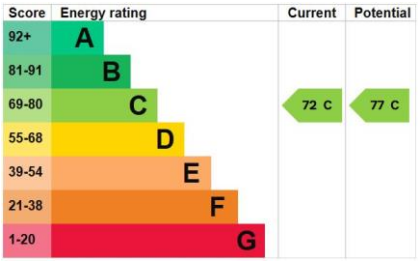


- Three Bedrooms
- Entrance Hallway
- Sitting Room
- Fitted Kitchen
- Separate Utility Room
- 21' Lounge/Diner
- Downstairs Cloakroom
- First Floor Bath/Shower Room
- Double Glazed Windows
- Gas Central Heating
- Block Paved Off Street Parking
- Enclosed West Facing Rear Garden

Portchester Office
92 West Street Portchester Hampshire PO16 9UQ
Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk
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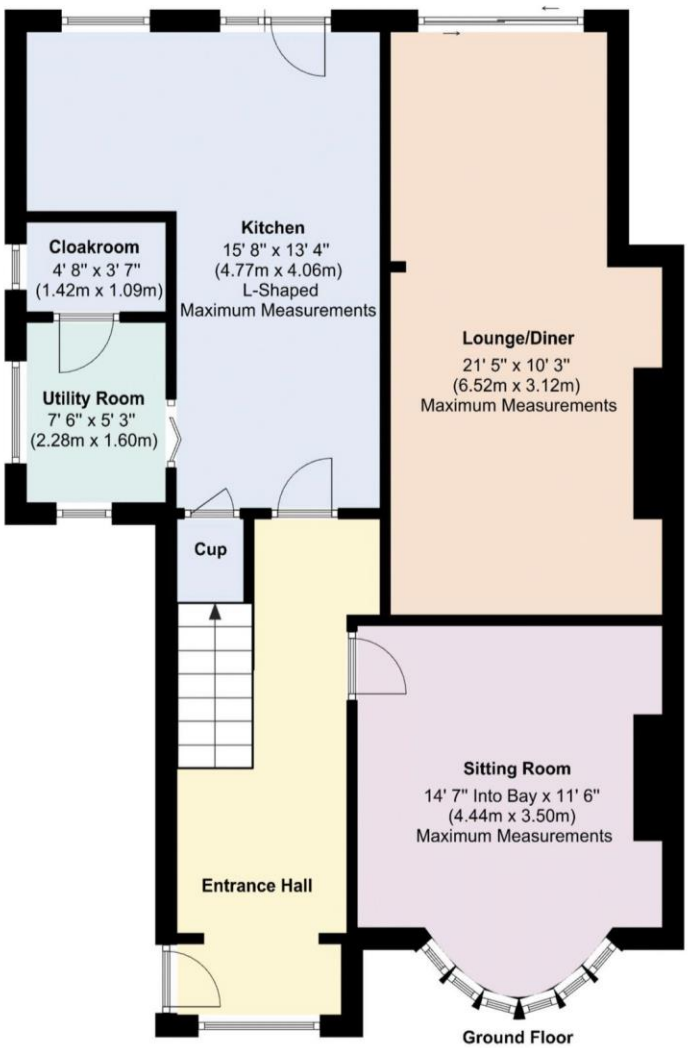
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Property Reference: P2829

Council Tax Band: C

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:-

UPVC double glazed window to front elevation, stairs to first floor, radiator, under stairs cupboard housing meters and coving to textured ceiling. Glazed doors to

Sitting Room:-
14' 7'' Into Bay x 11' 6'' (4.44m x 3.50m) Maximum Measurements

UPVC double glazed bay window to front elevation, radiator, feature fireplace, TV aerial point and coving to textured ceiling.





Kitchen:-
15' 8'' x 13' 4'' (4.77m x 4.06m) L-Shaped, Maximum Measurements

UPVC double glazed windows and part double glazed door overlooking and accessing the rear garden, fitted base, eye level and larder style storage cupboards, roll top work surfaces, one and a half bowl sink unit with mixer tap, part tiled walls, space for cooker with extractor above, space for tall fridge/freezer, radiator, walk-in storage cupboard, part laminate flooring, glazed door to lounge/diner and coving to flat ceiling. Door to:







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

Dual aspect room with UPVC double glazed windows to front and side elevations, worksurface, space and plumbing for washing machine, space for tumble dryer and coving to textured ceiling. Door to:





First Floor Landing:-

UPVC double glazed window to side elevation, built-in storage cupboard, coving to textured ceiling and access to loft. Doors to:

Cloakroom:-
4' 8'' x 3' 7'' (1.42m x 1.09m)

Opaque UPVC double glazed window to side elevation, suite comprising: close coupled WC, pedestal wash hand basin, part tiled walls and coving to textured ceiling.

Bedroom One:-
15' 6'' Into Bay x 8' 1'' (4.72m x 2.46m)

UPVC double glazed bay window to front elevation, radiator, built-in wardrobes and coving to textured ceiling.



Lounge/Diner:-
21' 5'' x 10' 3'' (6.52m x 3.12m) Maximum Measurements

UPVC double glazed sliding patio door overlooking and accessing the rear garden, radiator, feature fireplace, space for table and chairs, TV aerial point and coving to textured ceiling.

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Bedroom Two:-
11' 9'' x 11' 3'' (3.58m x 3.43m)

UPVC double glazed window to rear elevation overlooking and accessing the rear garden, radiator, built-in wardrobes and coving to textured ceiling.



Bedroom Three:-
8' 9'' x 6' 9'' (2.66m x 2.06m)

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



Bath & Shower Room:-
11' 7'' x 6' 9'' (3.53m x 2.06m) Maximum Measurements

Opaque UPVC double glazed window to rear elevation, suite comprising: panelled bath, separate double width shower cubicle with rainwater shower and handheld shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls, radiator, wall mounted gas central heating boiler, built -in cupboard and coving to textured ceiling.



Outside:-

Block paved driveway to front for ample parking, lawn area, low level brick retaining wall and wooden shed. Wrought iron gate leads to:

Rear Garden:-

West facing, enclosed, patio area for entertaining purposes, raised lawn section, water tap, shrub borders, mature hedging, tree, two sheds and greenhouse (all to remain).



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Agents Note:-
Please be advised there is a parcel of land to the right hand side of the driveway that is owned by 1 Hill Road and has a restricted covenant in place stating it can only be used as a garden or parking area for the main dwelling.

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