

£385,000

BAYLY AVENUE, PORTCHESTER, FAREHAM, PO16 9JX



- Three/Four Bedrooms
- Entrance Hallway
- 23' Lounge/Dining Room
- 16' Fitted Kitchen
- Ground & First floor Shower Rooms
- Gas central Heating
- Double Glazed Windows
- Off Street Parking (garage potential/STPP)
- South/West Facing Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

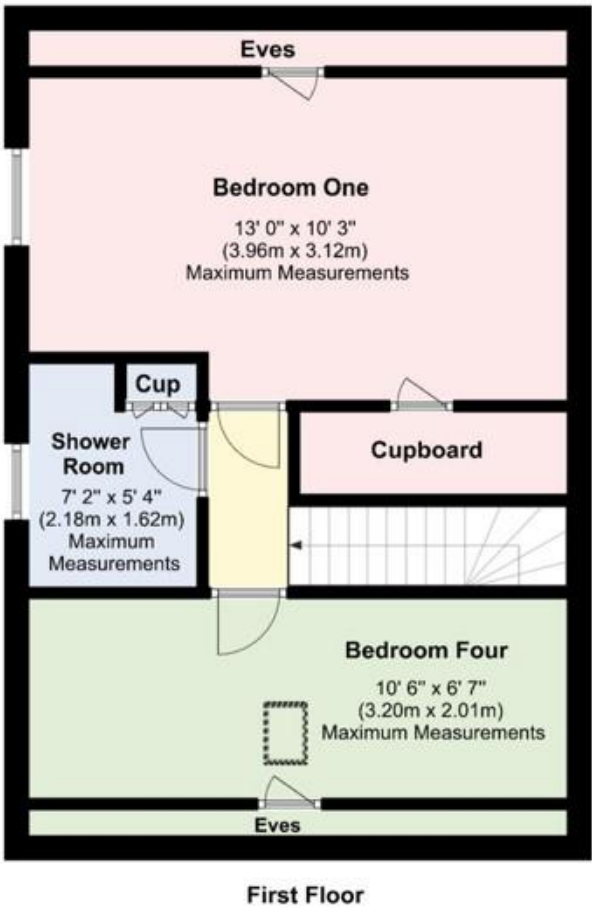
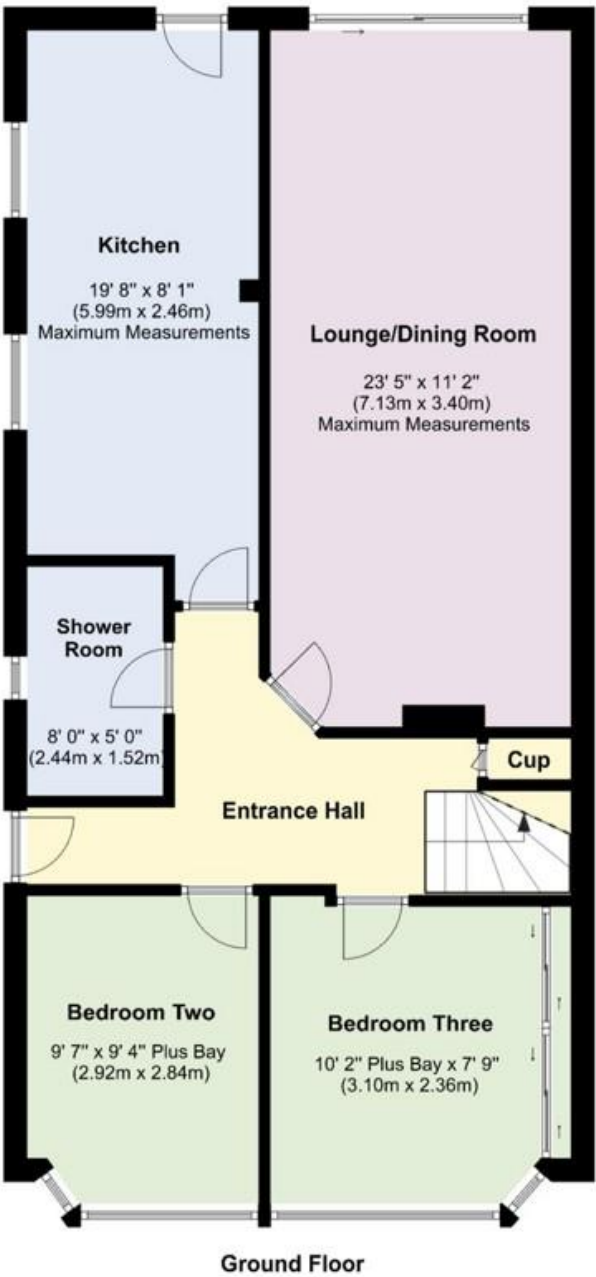
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Property Reference: 000002693

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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:-

Covered entrance with quarry tiled step. Part double glazed front door to:

Entrance Hallway:-

Return staircase leading to the first floor, understairs storage cupboard, radiator, textured ceiling. Doors to:

Lounge/Dining Room:-

23' 5" x 11' 2" (7.13m x 3.40m) Maximum Measurements

Feature fireplace with matching dresser to the side, TV aerial point, radiator, dining area with space for a table and chairs if required. Double glazed sliding patio door overlooking and accessing the garden and textured ceiling.



Kitchen:-

19' 8" x 8' 1" (5.99m x 2.46m) Maximum Measurements

UPVC double glazed windows to the side elevation, the kitchen is fitted with a range of base and eye level storage units with roll top work surfaces, one and a half bowl single drainer sink unit inset with a mixer tap and part tiled walls, pelmet lighting, built-in eye level oven and grill, gas hob with extractor canopy above, space and plumbing for washing machine and dishwasher, matching cupboard housing and gas central heating boiler, flat ceiling. UPVC double glazed door leading to the garden.



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Bedroom Two:-
9' 7" x 9' 4" Plus Bay (2.92m x 2.84m)

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



Bedroom Three:-
10' 2" Plus Bay x 7' 9" (3.10m x 2.36m)

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



Shower Room:-
8' 0" x 5' 0" (2.44m x 1.52m)

Opaque UPVC double glazed window to the side elevation, suite comprising double shower cubicle, WC with concealed cistern and shelf above, integrated wash hand basin with vanity storage below, fitted mirror and pelmet lighting above, heated towel rail, shaver socket, flat ceiling with spotlights inset and extractor.



First Floor Landing:-

Textured ceiling with spotlight inset. Doors to:

Bedroom One:-
13' 0" x 10' 3" (3.96m x 3.12m) Maximum Measurements

UPVC double glazed window to the side elevation, radiator, built-in storage cupboard, access to eaves storage and textured ceiling.

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Bedroom Four:-

10' 6" x 6' 7" (3.20m x 2.01m) Maximum Measurements

Double glazed Velux style window to the front elevation, radiator access to eaves storage and textured ceiling.



Outside:-

To the front of the property there is off street parking available for several vehicles with established shrub borders.



Shower Room:-

7' 2" x 5' 4" (2.18m x 1.62m) Maximum Measurements

Opaque UPVC double glazed window to the side elevation, comprising tiled shower area with electric shower, close coupled WC, wash hand basin with mixer tap and vanity storage below, built-in storage cupboard, electric heater and textured ceiling with spotlights inset.

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Rear Garden:-

A wooden gate and side pedestrian access leads to the enclosed Southwest facing garden with a patio area for entertainment purposes, lawn section, mature shrubs and trees, water tap and a wooden shed to remain.



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